
C407

BRYN AWEL,
MOLD

DESIGN & ACCESS
STATEMENT

planning consultation

The logo for creu architecture, featuring the lowercase letters 'creu' in a white, sans-serif font centered within a dark brown rectangular background.

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A0 INTRODUCTION

This Design and Access Statement (DAS) accompanies a Planning Application for the Development of 23No affordable apartments at Bryn Awel, Mold together with alterations to the existing access, creation of car parking areas and associated landscaping.

This Design Statement is prepared following guidance on Design and Access Statements listed in the Welsh Assembly Government Planning Policy Wales, Technical Advice Note 12: Design (TAN 12: 2014).

The application site is located in Mold Town centre and is occupied by the former two storey hotel buildings which are now vacant. The site has an access off the old Denbigh Road. It is surrounded by residential properties which are single storey and two storey. The main A541 runs to the north and the site is elevated above it. The site is prominent in the landscape and the setting of Mold. Bailey Hill is situated to the west of the site and is a Scheduled Ancient Monument.

The former Bryn Awel hotel site is a brownfield site within the town of Mold which is a Category A settlement main town within the Flintshire Unitary Development Plan and is a Main Service Centre/Tier 1 settlement within the emerging Local Development Plan. The site has been vacant for a number of years and is a prominent site close to the town centre. The site is a highly sustainable location close to the town centre and within walking distance of a number of amenities and services. The site is opposite the Bailey Hill Conservation area and therefore the redevelopment of the site is an excellent regeneration opportunity. The site would be considered acceptable in principle under Policy HSG3 as a windfall site. The other detailed consideration would be dealt with under policy GEN1 which can be addressed by the detailed design of the scheme. There is an extant consent on the site granted on 04.11.15 (054224) 'Outline consent for 6 dwellings' which established the principle of residential development on the site.

A0.1 Flintshire LDP – Relevant Planning Policies Considered

The proposal has been carefully designed to comply with the following Flintshire Local Development Plan policies:

STR1 – New Development

STR4 - Housing

GEN1 – General Requirements for Development

WB1 – Species Protection

HE6 – Scheduled Ancient Monuments and other Nationally Important Archaeological Sites

AC13 – Access and Traffic Impact

AC18 – Parking Provision and New Development

HSG3 – Housing on Unallocated Sites Within Settlement Boundaries

A0.3 Welsh Assembly Government Guidance (TAN)

The proposals have been designed to consider the following Welsh Assembly Technical Guidance Notes (TAN):

- TAN 12 – Design

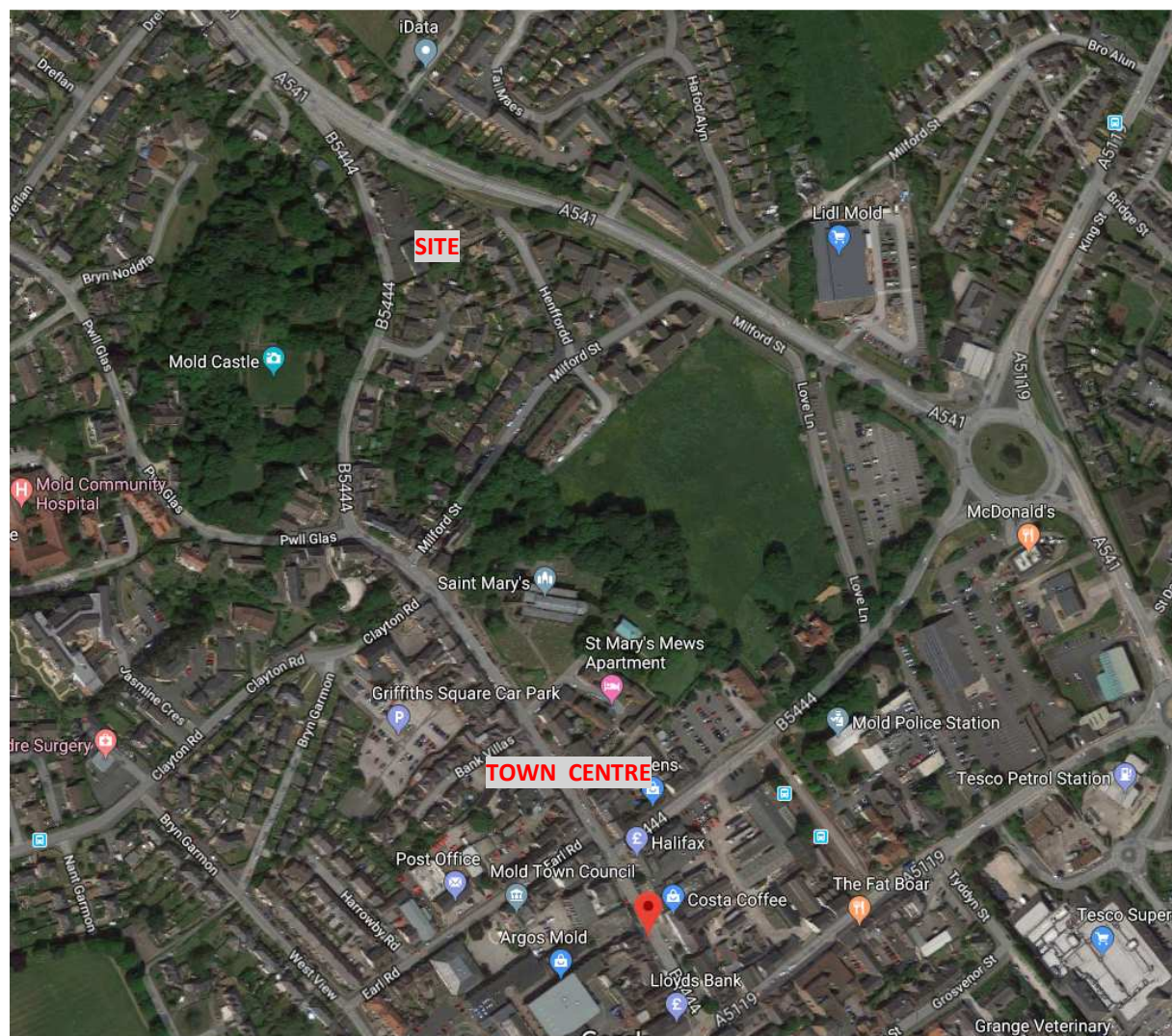
Other design guidance:

- Development Quality Requirements (DQR) – Design Standards and Guidance – July 2015 Welsh Assembly Government
- National Policy – Planning Policy Wales (PPW) Edition 9 November 2016

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A1 CONTEXTUAL APPRAISAL

A1.1 The site is located to the North of Mold Town Centre within easy pedestrian access to public transport.



A1.2 There is an existing vehicular access from the B554 and a pedestrian access from the A541. The proposal will re- utilise the existing access points.



A1.3 The site currently houses a dilapidated hotel which is to be demolished to make way for the new development.

A1.4 Image 01 below shows a views of the site from the East.



A1.5 Image 02 shows views of the site from the North.



A1.6 Image 03 below shows views of the site from the North East



A2 CONSTRAINTS/ OPPORTUNITIES

A2.1 STRUCTURE

The former Hotel is in a state of disrepair and will be demolished to allow development of the site.

A2.2 ECOLOGY

Arbtech survey dated 25th Aug.2015 concludes:

'An emergence and activity survey has been conducted on building B2 (see Site Plan in Appendix 2), in accordance with industry standard best practice guidelines (Hundt, 2012). It has been assessed that there is a likely absence of roosting bats and bat roosts within the structure. No further evaluation is considered necessary. A Planning decision can be made on the basis that there is negligible risk to bats or bat roosts.'

A2.3 ARBORICULTURAL - IMPACT ASSESSMENT

The design team consider that there is no vegetation of significance on the site.

A2.4 DRAINAGE/ FLOOD RISK

Based on <https://flood-map-for-planning.service.gov.uk/> the site is not located in a flood risk area.

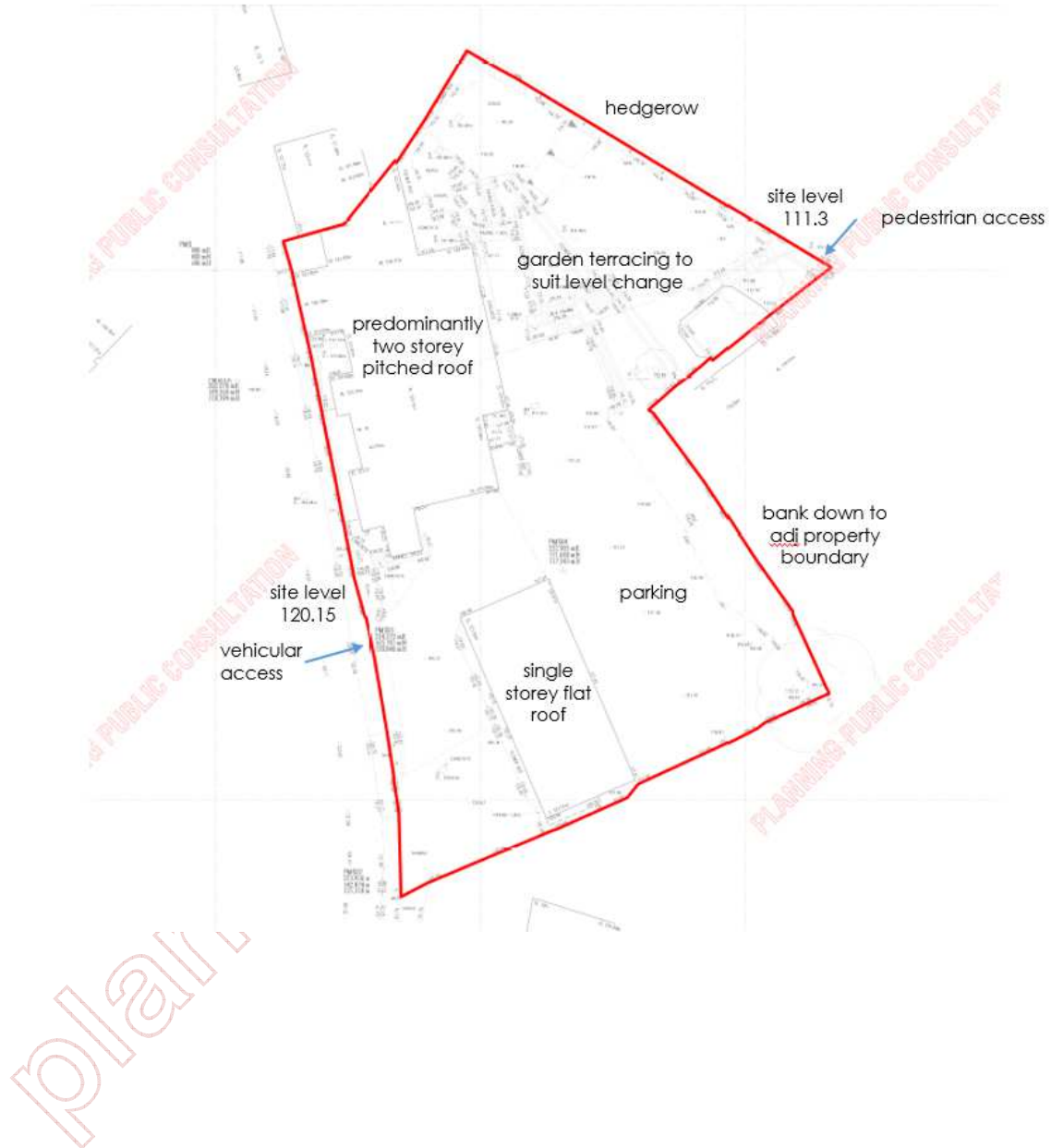
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B0 DESIGN VISION

B1 SITE EXISTING

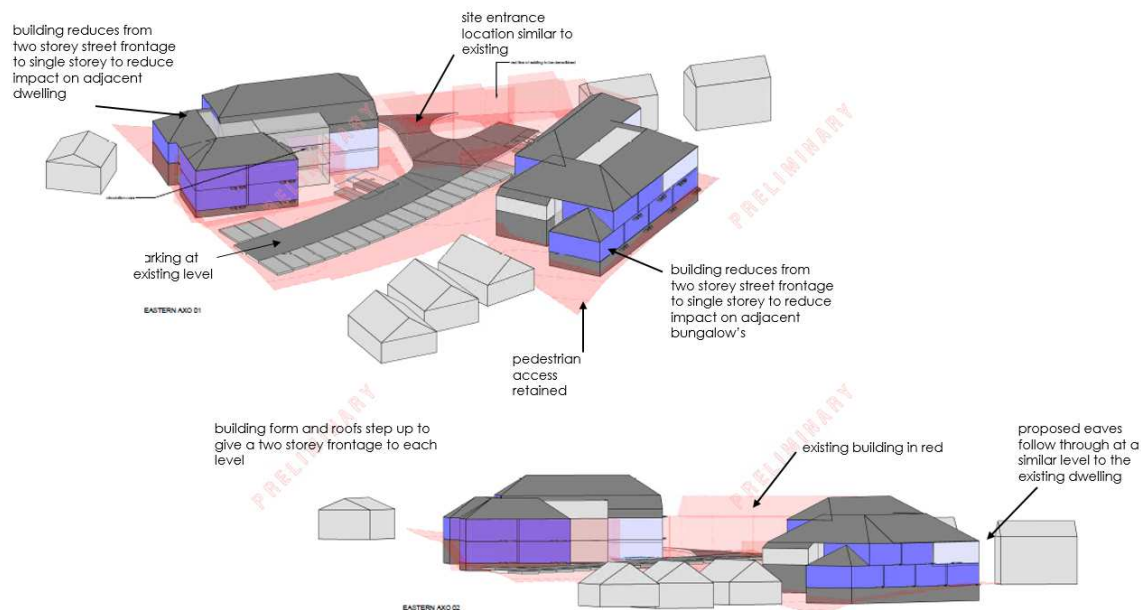
The design proposal includes the development of 2No apartment blocks housing 23No affordable apartments.

Below is an existing Site Analysis Diagram based on Creu's drg C407/002.



B2 SITE CONCEPT

Below is are proposed site concept diagrams:



B3 PARKING PROVISION

There will be hard standing for 25 cars including 3No accessible spaces and turning areas within the site.

B4 BUILDING LAYOUT

The primary access to both apartment blocks will be from the car park providing level access to the principle storey of each building via an entrance lobby and circulation core. Stepped access from the core will provide further access to the other storeys.

B5 FORM

The proposed development respects the neighbouring buildings in terms of massing and scale. The elevational treatment further breaks down the overall mass of the buildings with a series of domestically proportioned bays. This is further enhanced by the introduction of projecting windows and a variation in material palette as can be seen on the renders below.



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The material pallet of brick and a slate effect roof has been influenced by the surrounding properties. As can be seen on the photos below there is a mixture of brick, render and stone.



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C ACCESSIBILITY

C1 Primary access to the site will be by vehicle. Secondary access will be by pedestrians..

C2 Due to the topography of the site the majority of the parking is at the mid level allowing access to the principle storey of both blocks. This includes provision for 3No accessible spaces.

C3 The access to the development will comply with the requirements of Building regulation Approved Document M (2004 edition) because:

- A suitable approach will be provided from the point of access to the entrance (and designated parking spaces). The point of access will be reasonably level and the approach will not have cross falls greater than 1:40.
- The approach will have a gradient which is not steeper than 1:20 with a surface which is even and firm with a width not less than 900mm

C4 The access into the dwellings will comply with the requirements of Building Regulation Approved Doc M (2004 edition) because:

- An accessible threshold will be provided via a stepped approach comprising of 4 steps with a full handrail to one side. The steps have a minimum tread of 280mm and will have a max rise of 150mm.

C5 The entrance door into the development and each dwelling flat will comply with the requirements of Building Regulation Approved Document M (2004 edition) because:

- It has a clear opening that exceeds the minimum clear opening of 775mm

C6 The corridors and other access routes in the entrance storey of the dwelling will comply with the requirements of Building Regulation approved document M (2004 edition) because:

- The corridors and other routes in the entrance storey serving habitable rooms and rooms containing a W.C has an unobstructed width in accordance with Table 4 of Approved Document M (2004 edition)
- Short lengths (no more than 2 metres) of local permanent obstruction in a corridor, such as a radiator still maintains a 750mm unobstructed width and is not placed opposite to a door into a room which would restrict wheelchair access.
- Doors to habitable rooms and a room containing a W.C have a minimum opening width as indicated in Table 4 of Approved Regulation Document M (2004 edition)

C7 The switches and socket outlets for lighting and other equipment in habitable rooms will be at appropriate heights between 450 and 1200mm above the finished floor level.

C8 The development will achieve an inclusive environment that can be used by everyone, regardless of age, gender or disability.

D ENVIRONMENTAL SUSTAINABILITY

D1 The proposed development will adopt the fabric first approach of highly insulating and sealing the external envelope. This approach will be supplemented with sustainable heating and generation if required e.g solar pv panels.

D2 Internal potable water consumption will be reduced by the specification of appropriate appliances.

D3 All insulating materials will avoid the use of substances that have a global warming potential (gWP) of 5 or more (and an ozone depleting potential of zero) in their manufacture or composition for the roof, walls, floor, hot water cylinder and pipe insulation.

E COMMUNITY SAFETY

E1 In considering the layout of the design, attention has also been given to crime issues.

E2 The development is in close proximity to neighbouring property optimising natural community surveillance. The design will ensure that parking and other necessary external spaces are well lit.

E3 In addition the proposed windows, doors and locks will be designed to meet 'secured by design' standards.

E4 A Secured by Design application will be obtained by the Applicant prior to construction.

F CONCLUSION

F1 The proposed development of 22No affordable apartments in Mold will comply with the Policies of the Denbighshire Local Development Plan because:

- the proposed development respects the character of the neighbouring buildings.
- the development will have adequate standards of residential amenity as has been demonstrated on the drawings.
- the site plan demonstrates how the proposal will provide for suitable external amenity space.
- the development will give due consideration to nature and conservation.
- the design respects a local pallet of materials
- the development gives due consideration to the need for sustainability in design.