

The Dell, Prestatyn. Site Context Layout (Existing)

New Residential Development.: The Dell, Prestatyn.

The Existing Site.

'The site' is located within the urban area of Prestatyn and comprises a total area of approximately one third of a hectare. Over a quarter of the land is to be retained for public use and public access. The site is accessed by pedestrians via 'The Dell', as well as footpaths to the east.

The site currently has a naturalised appearance and contains a number of mature trees, mainly sycamore, oak, ash and alder as well as scrub vegetation and grassland. There is evidence of fly tipping and dog fouling in the area.

A bungalow and it's grounds occupy a small area in the south western corner of the site. The bungalow is currently empty and due to be demolished as part of the redevelopment of the site.

Trees and scrub form a dense area of vegetation on the bridge embankment, to the sites north west boundary with 'Ffordisa'; whereas across the remaining site the vegetation is less dense and the site has an open character.

The site contains a surfaced footpath which is accessed from 'The Dell' and traverses the site linking to the B5120 (Ffordd Pendyffryn) to the east. The footpath provides a link from both 'The Dell' and the B5120 to the former Prestatyn to Dyserth railway line; a popular off road route for walkers and cyclists that runs alongside the site's eastern boundary.

The sites southern boundary is shared with neighbouring residential properties and is a mix of old and new fencing set amongst ornamental and self-seeded vegetation overhanging into the site. Two large ash trees are located off-site in neighbouring gardens, with their trunks located close to the southern boundary and their canopies overhanging into the site.

Opportunities

Footpaths surrounding the site are well used by local residents and the new development provides the opportunity to give a positive use to an untidy under-used space within the community.

The development proposal provides the opportunity to plant ornamental and native species across the site and create an attractive area to live in and visit. The re-development & future management of the area will also benefit wildlife, new residents and people visiting the area.

Residents of the new development will have an outlook over the open spaces and footpaths, which will assist with the self-policing of these areas, in addition to a safer off road route for pedestrians, cyclists and existing local residents.



Panoramic Viewpoint Photograph 1



KEY

General

Planning Application Boundary

Hard Surfacing & Features

Existing Footpaths (Traffic Free Routes)

Neighbouring Dwellings and Gardens

Children's Play Area

Existing Trees and Vegetation

Semi Natural Vegetation (Trees and Scrub)

Trees (Existing) (Extent of Root Protection Area shown for onsite surveyed trees)

Low Growing Scrub Vegetation

Levels

Existing Contours and Spot Levels

Slopes

Photograph Location

Photograph Location

Rev A: Client amendment 14.06.2018

Project:
The Dell, Prestatyn

Drawing Title:
Existing Landscape Layout

Scale:	Date:	
A3: 1/500 A1: 1/250	24/05/2017	
Status:	Drawn:	Checked:
Planning	ES	TS
Drawing Number:	Revision:	
AZ027.05	A	

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