

Planning, Design & Access Statement June 2018

In relation to

Proposed New Accessible Apartments

for Denbighshire Housing
at

The Dell, Prestatyn.



INTRODUCTION

This design and access statement has been prepared to accompany a planning application for the provision of new accessible apartments at 'The Dell', Prestatyn, to be undertaken by Denbighshire Housing.

DESIGN AND ACCESS STATEMENT CONTENTS

This statement will address concepts and principles in relation to

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PLANNING POLICY AND GUIDANCE

This design and access statement is prepared with guidance from the following documents:

Welsh Assembly Government Technical Advice Notes:

- TAN 8 'Renewable Energy'
- TAN 12 'Design'
- TAN 15 'Development & Flood Risk'
- TAN 18 'Transport'

Denbighshire County Council Supplementary Planning Guidance Notes:

- SPG 'Residential Development'
- SPG 'Access for All'
- SPG 'Renewable Energy'
- SPG 'Planning for Community Safety'
- SPG 'Trees and Landscaping'

Denbighshire County Council Local Development Plan 2006-2021 Policies applicable to the development are:

Theme : Respecting Distinctiveness

RD1 - Sustainable development and good standard design

Theme : Building Sustainable Communities

BSC1 - Growth Strategy for Denbighshire

BSC7 - Houses in multiple occupation and self-contained flats

BSC 11 - Recreation and Open Space

Theme : Valuing Our Environment

VOE5 - Conservation of natural resources

VOE6 - Water management

VOE10 - Renewable energy technologies

Theme : Achieving Sustainable Accessibility

ASA3 - Parking standards

In addition the following documents will be provided in support of the planning application and will be referenced in this document:

- **Architects Proposal**
 - Site Location Plan
 - Existing Site Plan
 - Existing Site Sections

 - Proposed Site Plan
 - Proposed Site Sections
 - Proposed Ground, First & Second Floor Plans
 - Proposed NE Elevation / NW Elevation – Site Context
 - Proposed SW Elevation / SE Elevation – Site Context
 - Proposed Perspective 1 – Main Elevation
 - Proposed Perspective 2 – View from Path
 - Proposed Perspective 3 – Elevations in Context
- **Planning Design & Access Statement**
 - Planning, Design & Access Statement June 2018
- **Ecological Reports**
 - Preliminary Ecological Appraisal : Preliminary Bat Roost Assessment & Bat Emergence Survey
 - BS5837 Tree Survey Assessment
- **Landscape Proposal**
 - Existing Landscape Layout
 - Proposed Soft Landscape Layout
- **Ground Condition Report**
 - Stage I & II Contaminated Land & Geotechnical Assessment
 - Remediation Strategy
- **Flood Consequence Assessment**
 - Flood Consequence Assessment & Outline Drainage Strategy
- **Highway Engineers Proposal**
 - Highway General Arrangement : Access Road & Car Park
 - Highway General Arrangement : Visibility Splays & Standard Details

1.0 INTRODUCTION

The requirement to support the development of Housing to meet the needs of Denbighshire Residents was identified in the Corporate Plan 2017-2022, with a particular reference to additional specialist housing.

An analysis of the Registered Social Register for prospective tenants in need of social housing in April 2017, also highlighted there is a need for apartments in Prestatyn designed for people with limited mobility.

Following the introduction of the Housing (Wales) Act 2014, unitary authorities which have retained their housing stock such as Denbighshire, are now able to use their Housing Revenue Accounts to invest in the development of new social housing. Denbighshire County Council propose to use this opportunity to provide new homes for social rent in the location and type for which there is an unmet need.

The Local Development Plan for Denbighshire 2006-21 allocated only one new greenfield site for residential development in Prestatyn, which is on the edge of the settlement, however this site is an unsuitable location for accessible apartments due to its remote access & proximity to shops and services in the town centre.

Denbighshire Housing have identified 'The Dell' site, close to an existing residential area & located nearby to the town centre shops & services, as being particularly suitable for a small development of new accessible apartments.

If our Planning Application is approved, we will be building five one/two bedroom Cat 3 (wheelchair user dwellings) on the ground floor of the new development. On the upper floors there will be a total of ten one/two bedroom Cat 2, (accessible & adaptable dwellings) which are accessible by lift & which could also be used by wheelchair users.

A parking space will be provided for each apartment on site, including five designated disabled spaces and three spaces for visitors. (Eighteen Spaces in Total)

2.0 THE BRIEF - VISION.

The brief was to develop a scheme of Inclusive and Accessible one & two bedroom apartments, available to rent specifically to older people & people with disabilities. In addition, the apartments were to be designed with an EPC A rating & include Low Carbon Technologies to minimise carbon emissions during their use.

Acknowledging the existing site context, an important part of the scheme design was to maintain & enhance the existing boundary screening & minimise any impact on the adjoining residential properties by exceeding SPG requirements, (Actual distance between properties is 31m, SPG guidance denotes a min. distance between properties of 21m) whilst ensuring the building height did not exceed the height of any of the adjoining residential properties. (Proposed parapet height is below the adjoining residential property ridge level)

Consideration in the design brief was also given to the selection of appropriate external building materials, specifically to compliment the established landscaped site context & which would not deteriorate with time & pose an ongoing & future maintenance problem.

The proposal to design and build Inclusive & accessible apartments will provide a sustainable development allowing future residents to benefit from reduced utility costs generated by harvesting, storing & exporting low carbon PV energy.

3.0 ACCESS

The Accessibility proposals have been designed in accordance with TAN 12 : 'Design' 2014, Denbighshire County Council SPG Note 8 : Access for All', BS8300 : 2018, Equality Act 2010, 'Lifetime Homes' & consideration of Part M of the Building Regulations : England 2015.

As outlined in the SPG Note 8, 'our towns and cities have not been designed with the needs of disabled people in mind; one person in six in Wales has a disability' whilst more locally 'It is estimated 1 in 3 of Denbighshire's population have a recognised disability (32,000 people). Improvements benefit many people, including people with prams/pushchairs, elderly people, those with short/long term impairments. Providing an accessible environment benefits society at large.

The site is in close proximity to the town centre & its potential suitability for use by older people and people with disabilities was identified early in the design stage, as it would provide 'ease of Access' & excellent 'connectivity' for both residents, users & visitors.

Adopting a 'Inclusive Approach' from the outset in the design of the new apartment building, in accordance with Tan 12 Clause 5.3.6, & other current legislative requirements also minimises the need for the new apartment building to require possible subsequent modifications & allow everyone to use the environment and/or access services/facilities in an equal and independent way.

The apartments have been designed specifically as Cat 3 (wheelchair user dwelling) & Cat 2, (accessible & adaptable dwellings) with lift access (EN81-70:2003 Compliant) & an ambulant disabled stair providing access to all apartments on all floors for residents, users & visitors. The main entrance & individual apartments have level access thresholds throughout, increased door widths, wheelchair transfer areas & level access bathrooms within the apartments. Hoists

& adjustable height kitchen units will be provided to the ground floor Cat 3 apartments, whilst all apartments will have access to a covered balcony area.

Five designated disabled car parking spaces will be provided for Cat 3 (wheelchair user dwelling) residents, sited at the front and side of the building, with level access from the car parking spaces to the main entrance of the building. Bin provision is sited on the North facing elevation & will include level access for wheelchair users.

4.0 CHARACTER

The design of the development has been undertaken in accordance with TAN 12 : 'Design' 2014 & Denbighshire County Councils SPG : 'Residential Development'; including RD1- 'Sustainable development and good standard design', RD5- 'The Welsh language and the social and cultural fabric of the communities.'

The site is located within the urban area of Prestatyn and comprises a total area of approximately one third of a hectare. 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. Prior to removing some of the scrub vegetation, the site was subject to a number of anti-social incidents.

A bungalow and its 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 site's north west boundary with 'Ffordis'; whereas across the remaining site the vegetation is less dense and the site has an 'open' character.

The design proposal has been influenced by the demand for Accessible apartments & the associated cost required to make the scheme viable. A figure of 15No. Accessible apartments is an appropriate density for the site, with 5No. units located on each level.

Consideration was also given to the location of the building within the site & to minimise any impact on the adjoining residential properties, the building is set 31m from the properties, exceeding SPG Residential Development min. requirements of 21m between habitable rooms.

As the existing site terrain undulates in level from east to west across the site, a FFL of 15.500 was identified as the correct level to accommodate the building, with a parapet level lower than the ridge levels of the adjoining residential properties to the south west boundary.

Acknowledging the site is well screened on all elevations, it was felt the traditional brick, render & pitched roof elevations of the adjoining properties were of their architectural period (1915-1938) & should not be 'regurgitated' for the Accessible apartment building.

A more contemporary design aesthetic & external material palette has been proposed, as outlined in Tan 12 Clause 4.9 '*Thorough appraisal of context can provide design pointers, which help to inspire an innovative design response, which meets present and future needs. A contextual approach should not necessarily prohibit contemporary design*'. The contemporary aesthetic design will also reflect the 'opportunity' accessible apartment living can bring to older people & older people with disabilities.

The external palette materials have been carefully considered to blend & contrast within the landscape through the seasons, from the 'green shades' of the site in summer to the 'oranges and browns' of the autumnal, winter colours. A 'reddish' coloured brick is proposed for the main elevations, with a high quality 'Ochre' coloured cladding system to the North West & South West elevations & a high performance double glazed window & door system. (Colour to be

agreed) The choice & selection of the external materials will also minimise maintenance & will not deteriorate with time.

The floor plans & layouts of the individual accessible apartments have been designed to both Building Reg. Cat 3 (wheelchair user dwelling) & Cat 2 (accessible & adaptable dwelling) area standards, including wheelchair transfer spaces, level access bathroom facilities, level access covered balconies, lowered kitchen work surfaces & hoist arrangements. (Cat 3 only)

Acknowledging the Accessible apartment residents may be constricted by a fixed pension income, a main consideration at the outset was to minimise the use & cost of energy consumed by the occupants. The apartments will be provided with clean PV generated power, harvested & stored in a commercial battery for re-use as & when required.

The development proposal provides the opportunity to retain & enhance the existing landscape, through the addition of new ornamental and native species planting across the site, creating an attractive area to live in and visit. The re-development & future management of the area will also benefit wildlife, new residents & people passing through & visiting the area.

It is proposed in accordance with RD5/TAN 20 Policy that bilingual signage will be provided where appropriate & the development will adopt a Welsh Language name, however due to the size of the development involving the provision of less than 20 residential units and its location in a larger settlement, (Prestatyn) a linguistic statement is not required in this instance.

If required, under BSC-3 'Securing infrastructure contributions from development', a fee will be agreed to meet the additional social, economic and/or environmental infrastructure requirements arising from the development.



Fig 1: View across site from west to east



Fig 2: View across site from east to west



Fig 3: View of existing southern boundary- Intermittent timber fencing and scrub



Fig 4: View of existing southern boundary- Intermittent timber fencing and scrub

5.0 COMMUNITY SAFETY

The Community Safety proposals have been designed in accordance with TAN12 : 'Design' 2014 which identifies community safety as one of the five aspects of good design, Denbighshire County Councils SPG 'Planning for Community Safety' & 'Secure by Design' Information.

'Good design and attractive places can encourage a sense of 'ownership' amongst the local community, which contributes to well-being and quality of life. On-going maintenance of public spaces is also important in fostering a sense of community pride and reducing the risks of crime.'

The site has been the location for a number of anti-social issues over the years & controlled clearance measures were undertaken by Countryside Services in November 2017, to remove dense vegetation & open up the site to improve natural surveillance. Although anti-social issues appear to have improved, there is still evidence of fly tipping & dog fouling within the site.

The layout of the new access road has been designed not only to reduce the speed of vehicles entering the site, conducive to a safer environment for pedestrians & cyclists, but also to assist the supervision of this area from the residents occupying the new development.

Although the existing footpaths running along the boundaries of the site are well used by local residents, the new development will have an outlook over the open spaces & footpaths, which will assist with the self-policing of these areas & provide a safer off road route for pedestrians, cyclists and existing local residents.

The proposed communal vehicle parking provision is open and located close to the new apartment building in small groups. The parking areas will be overlooked by residents, within view of 'active' rooms in their apartments; which will again assist with security. All new external lighting to the access road, footpaths & perimeter of the building will be designed to minimise upward light pollution and minimise overspill into the adjoining properties.

A new 1.8m high bow top fence will be provided to the North East & North West boundaries of the site adjoining the existing / re-aligned footpaths, which will be supplemented with a native mixed species hedgerow; planted on the inside of the fence. Over time, the hedging will be encouraged to form a dense, impenetrable barrier.

It is proposed the new boundary treatment to the Southern boundary area, presently shared with neighbouring residential properties will include a 1.8m high timber close boarded fence to provide screening to both parties, with a new planted hedgerow to the apartment elevation. (Species to be confirmed)

Access to the apartment building for residents will be via a fob / card entry system, controlled via a reader at the main door entrance & each landing entrance door. (Residents can only access their own landing) Visitors to the apartments will need to access the building via the video entry system located at the main door entrance & each landing entrance door & controlled by the residents in each apartment.

6.0 ENVIRONMENTAL SUSTAINABILITY

6.1 FLOOD & DRAINAGE STRATEGY

A flood consequence assessment (FCA) & Outline Drainage Strategy has been prepared in accordance with the relevant national, regional and local requirements & specifically TAN 15 : 'Development and Flood Risk' 2004 & amongst other documents, Denbighshire County Councils 'Strategic Flood Consequence Assessment (SFCA) Version 1.1, JBA' 2014 & 'Local Flood Risk Management Strategy Version 2', June 2014.

A number of stakeholders have also been consulted as part of the Outline Drainage Strategy, namely natural Resources Wales, (NRW) Dwr Cymru Welsh Water (DCWW) & Denbighshire County Council as Lead Local Flood Authority.

NRW's online Fluvial flood risk map indicates the site is outside the extent of risk from flooding from the rivers and the sea & on this basis, the risk of coastal or tidal flooding to the proposed development is considered 'very low'.

As highlighted in the FCA, NRW confirmed they have no historical records of the site flooding, whilst DCWW also have no records of flooding within the development boundary, however they confirmed there had been instances of flooding on the public sewer network caused by storm water entering the foul system.

The NRW Surface Water Flooding Map indicates a High Risk of surface water flooding from overland flows caused by intense rainfall, however this is not a true representation of the events which would occur during a peak storm event, as the surface water flows would be contained within the curtilage of the highway and follow the longitudinal gradients away from the proposed site.

The proposed development will include a positive drainage system to serve the site with appropriate site attenuation. This will ensure that surface water is managed on site so that there is no flood risk to the development or elsewhere.

A Pre development enquiry from DCWW advocated foul flows can be accommodated within the public sewerage system. The proposed foul drainage system designed to serve the development will be directed to a foul inspection chamber located within the highway of the dell, as requested by DCWW. A non-return valve will be installed to prevent flooding from the existing sewers to the site.

6.2 SOILS & GEOLOGY

A Stage 1 & 2 Contaminated Land Assessment (R2485-R01-v1) a Supplementary Soil Sampling Report (R2485-L01) and a Ground Gas Risk Assessment (R2485-L20180308) were undertaken, in addition to a Remediation Strategy to address ground contamination issues and prepare the site for redevelopment.

The Remediation Assessment follows the framework described in the EA/DEFRA Contaminated Land Report 11 : 'Model Procedures for the Management of Land Contamination' 2004, comprising an options appraisal to evaluate and identify feasible remediation options, specification of appropriate techniques and a implantation programme and verification plan.

Ground geology conditions encountered during the intrusive investigation were generally consistent across the site and typically comprised a thin veneer of topsoil overlying glacial till deposits with some areas of made ground also reported.

The Risk Assessment highlighted contamination had been identified during the investigations which could impose constraints on the proposed redevelopment of the site for residential use if not adequately addressed. This is limited to the upper soils on site containing elevated lead, cadmium and zinc, the localised onsite generation of ground gas (ie elevated methane and carbon dioxide) and the potential generation of radon gas from the underlying geology.

It is proposed Remediation measures to address the site contamination issues will be undertaken in accordance with the Remediation Objectives, as identified in the Remediation Strategy. Measures will include the excavation, removal & testing of surplus contaminated material, prior to its disposal to a suitably permitted facility.

Areas to be covered by permanent hard standing such as roadways, car park & building areas will provide a full physical barrier to break the pollutant-receptor pathway & any contaminated soils below such areas do not require further mitigation measures to be implemented.

In landscaped areas, a 600mm clean validated soil cover system will be provided as physical barrier to any underlying residual contamination, including a min.150mm topsoil cover as a suitable growing medium. A high visible basal geotextile will be placed at the base of the placed cover system.

The scope of the remediation works are unlikely to have a significant impact on the nearby residents and housing and the wider environment & measures will be implemented to control dust, noise and vibration and to prevent surface run off / track out onto roads & into drains during the construction phase of the works.

An independendant Environmental Consultant will also be employed during the Construction Phase to undertake a watching brief & ensure the remediation works are undertaken in accordance with the Strategy.

6.3 SUSTAINABLE BUILDING

Proposed Sustainable Strategies included in the Design of the project have been undertaken in accordance with SPG Note : Renewable Energy' & LDP Policies VOE 5 & VOE 6.

The building has been designed to form a regular rectangular shape or footprint to reduce the external wall area & minimise the potential heat loss from the external walls and orientated to allow natural light to penetrate into the habitable rooms.

All daytime habitable rooms have been designed with a relatively shallow depth to maximise the use of natural light & are further enhanced with floor to ceiling glazing leading onto an external balcony areas. The balcony areas will also act to shade & limit the solar gain & heat build-up during the summer months.

A 'Fabric first' approach has also been adopted to provide insulation levels above current building regulations requirements with a view to achieving a A rated EPC and to comply with LDP Policy VOE5.

Acknowledging the WG Policy Statement *'energy needs must be met from low carbon sources and a move to a resilient low carbon energy production via indigenous sources and thus renewable energy, on both a centralised and localised basis.'*

A 48kWp rated array is proposed for the flat roof area which will generate, store & export surplus power for the residents & users of the building. The proposed size of the array is below the SPG's 50kw planning permission requirement threshold.

It is not envisaged the roof mounted PV will cause any visual impact on the adjoining properties or area, due to the retained low lying ground site topography & the well-established landscape screen to the boundaries of the site. It is envisaged the external finish of the frames and panels will have an anti-glare covering to alleviate and concern regarding glint and glare.

Energy efficient artificial lighting will be used allied to efficient switching of lighting, whilst water saving devices will be used on taps and WCs and a strategy developed to comply with LDP Policy VOE 6.

6.4 PUBLIC REALM (INCLUDING LANDSCAPING)

The proposals for the public realm, including landscaping have been prepared in accordance with Denbighshire County Councils SPG Note : 'Trees and Landscaping'.

A Tree Survey in accordance with BS5837 : 2012 'Trees in Relation to Design, Demolition and Construction – Recommendations' was undertaken in September 2017. The scope of BS5837 is to provide guidance on how trees and other vegetation can be integrated into construction and development design schemes.

The survey highlighted a number of trees in Tree Category 'U', which were subsequently removed by Countryside Services as part of the H&S tree risk management, a number of 'C' Category trees which 'should not constrain' nor 'significantly guide a scheme' and a number of Category 'B' trees, 'those without significant defects, with a good future potential and or good current amenity contribution' (Note : Whilst the retention and protection of 'B' category trees is preferable, the removal of the said trees may also be mitigated)

A soft landscaping scheme has been developed which is centred on retaining the higher quality mature trees and incorporating these within the development proposals, in addition to enhancing the neutralised setting with the use of many native species across the site and providing ecological connectivity to the existing woodland and scrub areas.

The new soft landscape seeks to build on the character of the existing Alder trees and create distinctiveness through the continuation of an Alder Avenue alongside the footpath, with new Alder trees planted in small grassed areas within the existing vegetation.

New boundary hedgerows containing native species (measuring approx. 180 linear metres) are proposed to enclose the development. The new hedgerows will provide an attractive green edge to the development and provide a degree of privacy to the residents on the lower apartment floors. The new hedgerows will also strengthen the linear wildlife corridors along the former railway line.

Shrubs and ornamental planting are proposed on the inside of the perimeter hedge areas, providing an attractive outlook for the residents, whilst also providing further greening and privacy to the boundaries. Swathes of native bulbs are also proposed across the site, randomly planted to provide a naturalised appearance in the grassed areas and provide seasonal colour and interest.

All of the landscaping areas will be managed & maintained by Denbighshire Housing, in accordance with the Landscape Consultants Maintenance & Management Plan.

In accordance with 'Preliminary Ecological Appraisal, Preliminary Bat Roost Assessment & Bat Emergence Survey' & to mitigate for the loss of foraging habitat, Schwegler type bird boxes are proposed for the existing trees and will be installed in accordance with the manufacturers recommendations. Each box will be positioned at least 3m above the ground to avoid disturbance and located on a north or east face.

Adequate open space in accordance with BSC11 – 'Recreation and Open Space' is provided within the proposals, with over a quarter of the site being retained for public use and public access. As there is an existing recreation area close to the site, a designated recreation will not be provided in the scheme.

7.0 MOVEMENT

Presently, the site is accessed via two surfaced footpaths, one which is accessed from 'The Dell' and traverses the site linking to the B5120 (Ffordd Pendyffryn) to the east & the other 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 footpaths provide a safe access route to the town centre & public transport, with the main bus & railways stations being a short walk from the site.

The new highway access to the site for vehicles, including service & emergency vehicles is via the main Fforddisa Road & The Dell adopted highways. A new Section 278 junction & Section 38 Adoptable access road will be provided to the front of the Apartments, including a turning space for service & emergency vehicles. The access road has been specifically been designed on a curve to reduce vehicle speed entering the site & reduce its presence within the site context. A parking space will be provided for each apartment on site, including 5No. disabled spaces, in addition to three spaces for visitors. (18 Spaces in Total)

Access to the A55 trunk road, with routes to Chester to the east and Bangor and Caernarfon to the West, is a 10 minute drive from the site, with connections to both the M56 Manchester & M6 Liverpool being just over an hour's drive. The port of Holyhead and the ferry to Dublin are also accessible by both private & public transport.

The site's location has excellent connectivity at both local & national levels & provides good access either by walking, cycling or using private or public transport.

8.0 CONCLUSION

The Design and Access Statement, scheme drawings and supporting documents demonstrate how current guidance and planning policies have been considered in the design of the new building to provide a solution that will be of positive benefit to the community and will not have a unacceptable effect on the character and appearance of the site.