

Design & Access Statement

- Heol Dirion, Colwyn Bay

Information

Client

Wales & West Housing

Scheme Name

Heol Dirion, Colwyn Bay

Scheme Address

Heol Dirion

Colwyn Bay

LL29 8QA

Design Team

Architects	Saer
Civil Engineers	REFA
Structural Engineer	TBC
Principle Designer	TBC
Quantity Surveyor	TBC
Other	Contractor—Castlemead
DOCO	XXX - SBD Ref (Gold standard)



Requirements

Architectural Supporting Documents

0001 - Site location plan	1:1250
0002 - Topography / Existing site plan	1:500
0003 - Proposed site plan	1:200
0004 - Proposed boundary plan	1:200
0005 - Proposed Site sections	1:200
0006 - Proposed Street Scene	1:200
0007 - Visuals / 3D	
0010 - House plans and elevations	1:100

Project Design Brief (by Client)

The overall aim for this scheme is to create a sustainable and coherent high-quality development for future residents, which adheres to the principles of placemaking and responds to the site context and constraints.

Schedule of accommodation proposed (scheme mix):

28 dwellings; 16no. 2B4P Houses, 8no. 3B5P Houses, 2no 4B6P Houses and 2no. 1B2P Bungalows.

All schemes are to be designed to meet Welsh Government funding requirements and Wales & West Housing standards. This includes the following documents:

- Wales & West Housing Specification document & materials schedule
- Wales & West Housing Fire Detection and Fire Alarm Systems in Flatted Developments
- Welsh Government Development Quality Requirements
- Lifetime Homes design criteria
- Secure By Design criteria
- RNIB standards

- Welsh Government circular – Ground floor level access shower requirements.

The use of Welsh timber within any part of the construction process is desirable. Discussions around this are welcome.

WWH has a preference for an electric heating system for space heating and hot water requirement for apartments, subject to SAP rating requirements, as set out in WWH Specification document.

Area Analysis

Site Location - The site is located within the south east of Colwyn Bay, Conwy County, North Wales, approximately 1 mile from Colwyn Bay's town centre. The A55 (North Wales Expressway) provides direct access to the North Wales coastline further west, including Conwy and Bangor, approximately 6 miles and 21 miles away respectively. Chester and Wrexham, approximately 40 miles and 49 miles away respectively east.

Surrounding Land and Building Use - The site benefits from direct access onto Abergele Road to the north. The site is positioned within an established residential area of Colwyn Bay, with housing bordering the north and east of the site. Further housing is situated along Abergele Road, as well as Stadiwm CSM and Ysgol Bod Alaw Primary School and Ysgol Bryn Elan High School to the south east

Road Hierarchy & access - The site benefits from excellent accessibility to the A55 to the north. As well as the popular route 5 cycle path along the North Wales Coastline.

Public Transport - The site is well connected to public transport links, with bus stops located around the existing housing estate nearby. Bus services offer travel to the centre of Colwyn Bay, as well as direct services to Conwy, Llandudno and Rhyl.

Planning Context - There is no planning history. The site is allocated as a housing contingency site within the adopted LDP.



Site Analysis

History & archaeology - Colwyn Bay, situated on the North Wales coast of the Irish sea, became a popular holiday destination in the late 19th and early 20th century. The character of the town and the surrounding area has been largely shaped by its rail access from the urban areas of North West England and has become the largest town on the North Wales coast. **Archaeology tbc**

Urban form - Domestic properties make up for a large percentage of buildings within Colwyn Bay. In the surrounding area a mix of detached, semi-detached and terraced houses can be found as well as Glyn Farm estate of newer detached properties. Along Abergele Road, the property types are mainly the older detached. The density of the newer developments such as Glyn Farm are more generous for current housing needs .

Building scale, height & density - Access to the site is provided through Heol Dirion between two detached houses. Although Glyn Farm estate to the north-west sits close to the site boundary , it would have no impact on the site constraints such as overlooking distances along with Severn Rd to the north-east. The new proposal will serve as an extension of the existing Heol Dirion estate.

Building character & building traditions - There is a mixture of detached properties along Abergele Road with grander larger stone properties to the outskirts. A number of these have feature gables and stone surrounds/cills to the windows. Some of the newer properties are a mixture of semi detached, detached and terraced houses. The majority of these properties are of render and/or brick finish with slate roofs where key elements of cladding, feature gables and window surrounds are provided.



Site Analysis

Topography - The site is severely sloped but with a relatively flat area within the center of the site at the top of the hill. Retaining structures and walls would be required. Bedrock is located at depths of 0.3 and 1.3m below existing ground level, this would likely increase costs for sewer and services laying, but would help foundation building.

Green & Blue Infrastructure - The current land use is open agricultural fields to the south and west, with the residence and associated gardens occupying the eastern part of the site along Heol Dirion. There are no natural watercourses or streams on site however a stream lies to the west of the site.

Ecology - The site comprises an open field with sporadic vegetation and bushes around its periphery. A number of mature trees and bushes are located to the north of the site, outside the boundary, where a wood land is located. **ECOLOGY SURVEY TBC**

Ground Conditions - Majority of the site comprises of impermeable mudstone bedrock, and not suitable for a soakaway system. The topsoil present within the site is suitable for reuse within the proposed gardens.

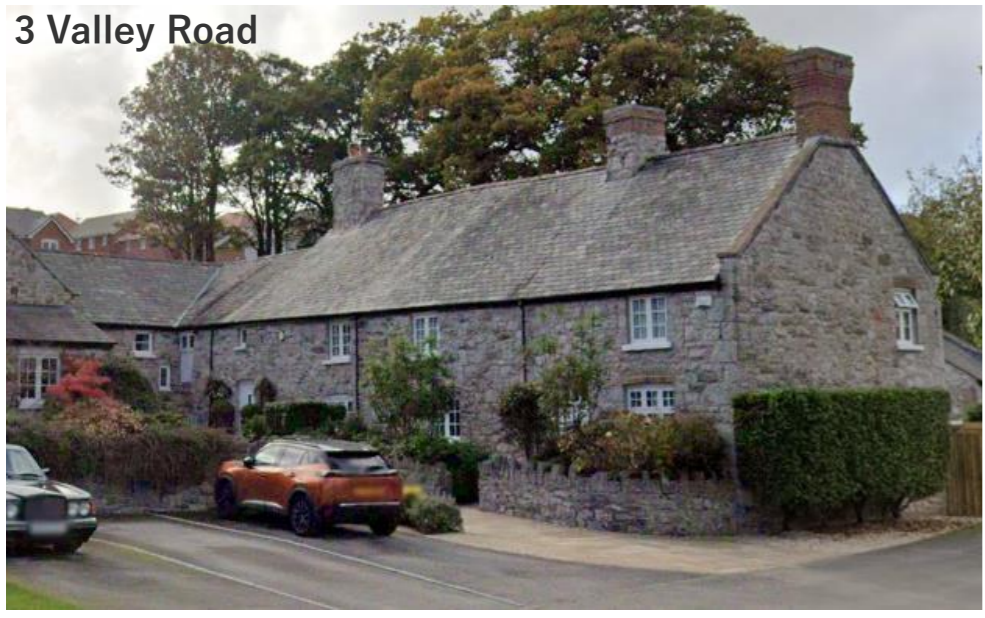
Utilities and Infrastructure - There are existing electrical cables, surface water and foul drainage to the entrance of the site that run through Heol Dirion than can be connected.



Context



Context



SWOT

Strengths

- 1. Good local amenities and public bus stops to nearby communities
- 2. Access from Heol Dirion– shared route with existing estate

Weaknesses

- 3. Site gradient (cut & fill) retaining walls

Opportunities

- 4. Creating green spaces west of the site to enhance community facilities and ecology and biodiversity
- 5. Creating split level gardens to the western boundary to reduce amount of fill
- 6. Infrastructure within Heol Dirion to connect into (surface water, foul, electric and BT)

Threats (note site abnormals)

- 7. Site gradient. Requirement for large retaining wall and cut/fill will increase construction cost



Site Plan

Design proposal

The site has been carefully designed to form a natural, and comfortable extension to the existing Development Boundary, whilst working with the existing severe site levels as efficiently as possible.

The houses have been positioned to be mostly inward looking, creating an inclusive and overlooked development.

Houses have been clustered around shared parking areas which helps to break-up the massing along the main entrance road, and create links/views through to the surrounding land.

Where necessary, retaining walls and stepped gardens have been introduced to ensure compliance with WDQR and LTH standards, and to provide adequate and usable amenity space for residents.

All units have a minimum of 2 parking spaces within the curtilage of each property, with level access being achieved to either the front or rear of the property.

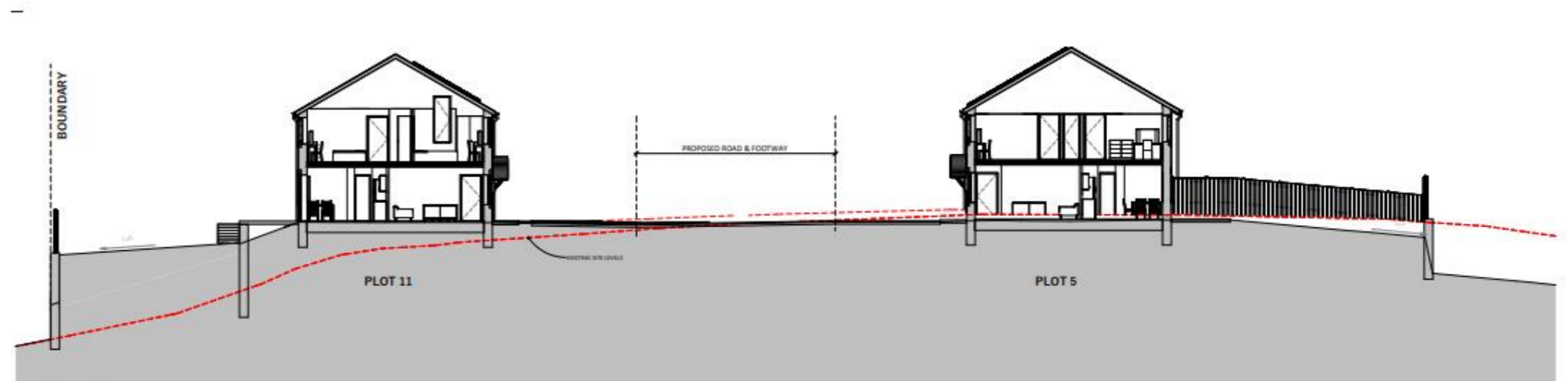


Site Sections

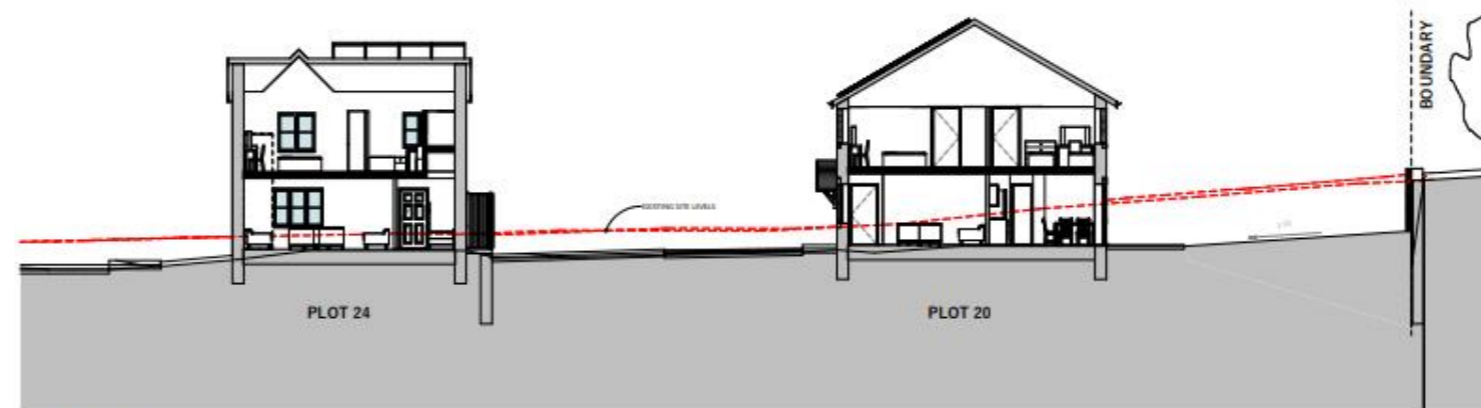
Design proposal

The red-dashed line indicates the existing site levels in key areas of the site. Where necessary, retaining walls and stepped gardens have been introduced to ensure compliance with WDQR and LTH standards, and to provide adequate and usable amenity space for residents.

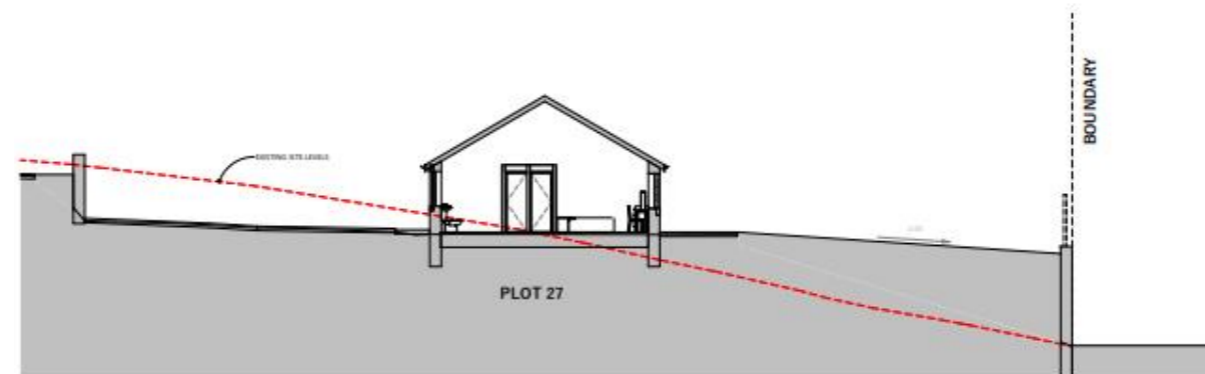
The site contains a large quantity of rock below the topsoil, and therefore the slab levels have been designed to ensure a minimum amount of excavation will be required.



SECTION A-A
SCALE: 1:100



SECTION B-B
SCALE: 1:100



SECTION C-C
SCALE: 1:100



Proposed

Elevations



ROAD ELEVATION 1
SCALE: 1:100



ROAD ELEVATION 2
SCALE: 1:100



ROAD ELEVATION 3
SCALE: 1:100

DATE:	20/08/2024
PROJECT:	HDC-SAL-XX-XX-RP-A-0001
SCALE:	1:100
BY:	SA

sa saer architects

HEOL DIRION, COLWYN BAY

WALES & WEST HOUSING

PROPOSED SITE ELEVATIONS

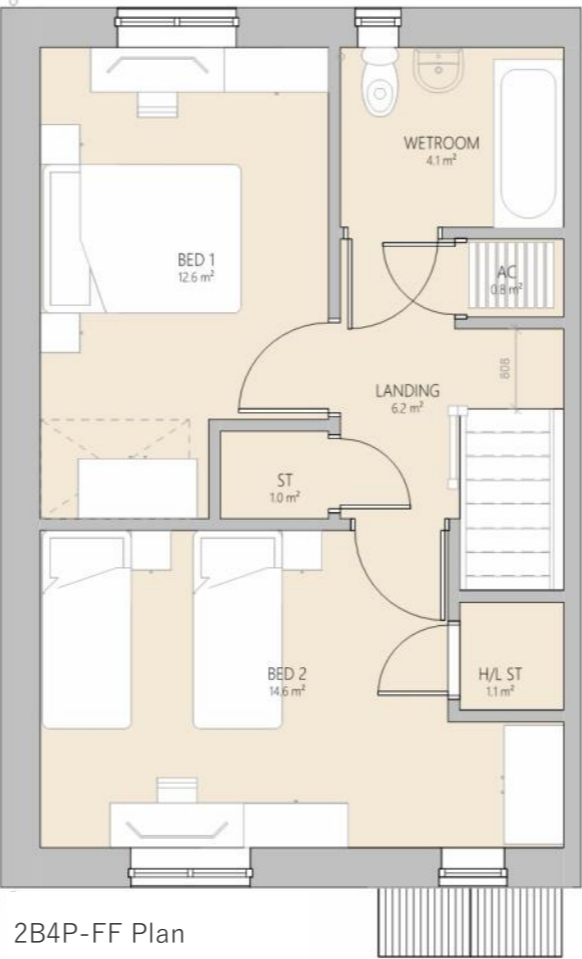
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PROJECT:	HDC-SAL-XX-XX-RP-A-0001
SCALE:	1:100
BY:	SA



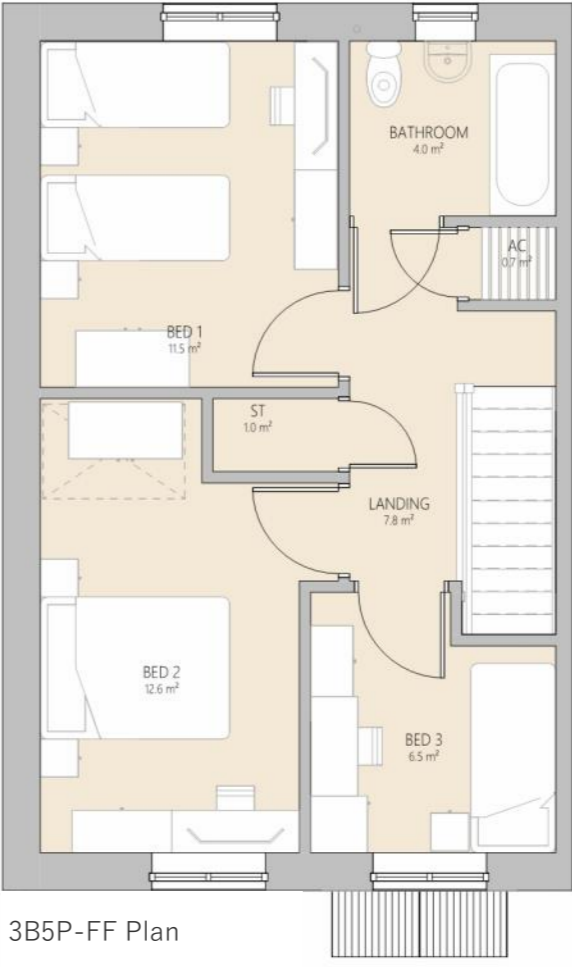
House Types

The scheme has a wide range of properties as part of the dwelling mix to provide flexibility and diversity for local people. A break down of the units, GIFA and storage provisions are listed below;

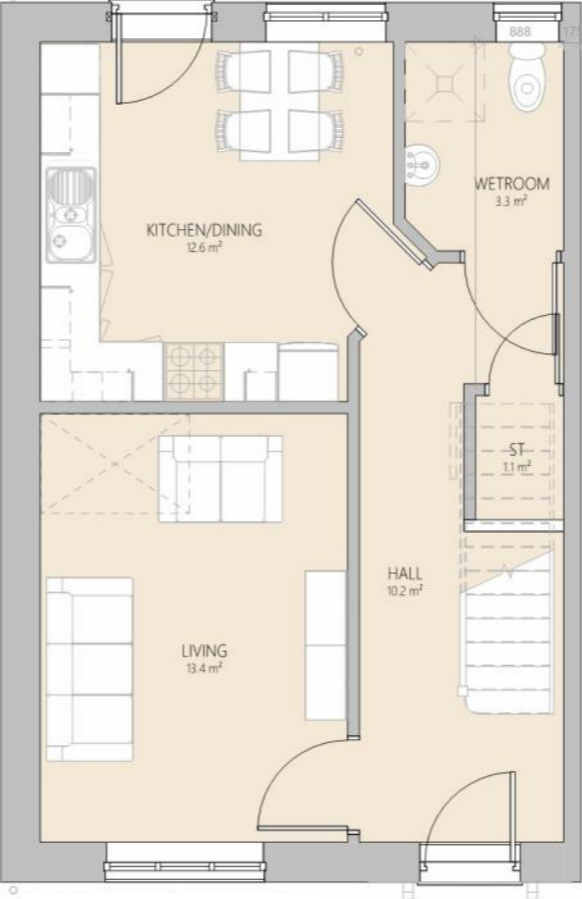
- 1B2P BUNGALOW - 2No (GIA 50m² - Storage 2.1m²)
- 2B4P HOUSE - 16No (GIA 83m² - Storage 2.1m²)
- 3B5P HOUSE - 8No (GIA 83m² - Storage 2.6m²)
- 4B7P HOUSE - 2No (GIA 122m² - Storage 2.9m²)



2B4P-FF Plan



3B5P-FF Plan



2B4P-GF Plan

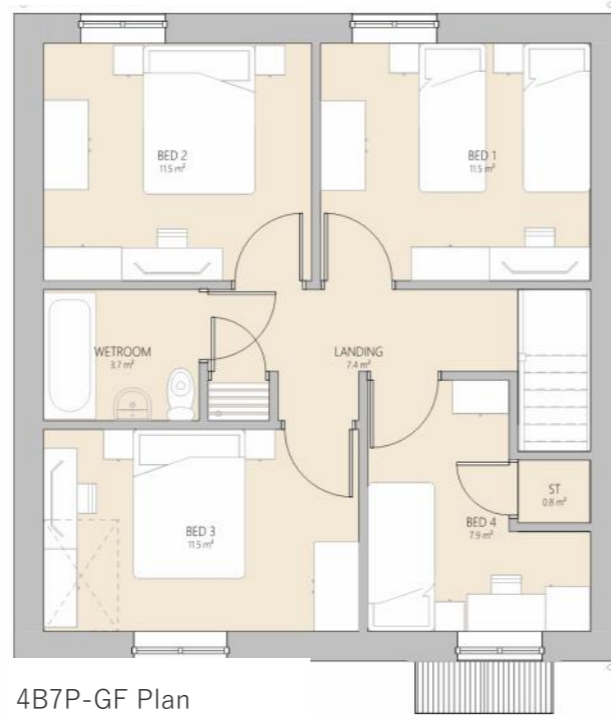


3B5P-GF Plan

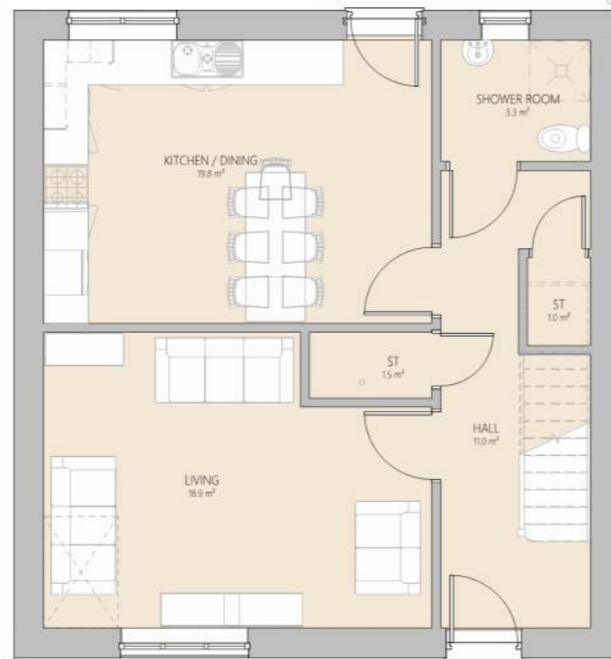


House Type

4B7P-FF Plan



4B7P-GF Plan



1B2P-Bungalow



Visualisations



Compliance

WDQR Compliance

The homes have been designed to meet WDRQ 2021 and Life Time Homes requirements

Modern Methods of Construction

The scheme has been designed with MMC in mind and will accommodate a number of MMC approaches. Client to advise and consult with preferred contractor.

Energy rating

All dwellings will be developed to achieving EPC A (SAP92 or greater) as a fabric first approach with ASHP with Photovoltaic panels.

Overheating analysis

Client will undertake an assessment of overheating risk based on the CIBSE TM59 methodology for Apartments/Flats and Houses which do not have two or more parallel aspects to facilitate cross-ventilation.

Secure by Design

The site has been developed to achieve Gold standard

Flood risk analysis

The site is outside a flood zone however a stream runs nearby.

Placemaking Principle

People and Community - The local community are involved in the development of proposals. The needs, aspirations, health and well-being of all people are considered at the outset. Proposals are shaped to help to meet these needs as well as creating, integrating, protecting and/or enhancing a sense of community and to promote equality.

Location - Places grow and develop in a way that uses land efficiently, supports and enhances existing places and is well connected. The location of housing, employment and leisure and other facilities are planned to help reduce the need to travel.

Movement - Walking, cycling and public transport are prioritised to provide a choice of transport modes and avoid dependence on private vehicles. Well designed and safe active travel routes connect to the wider active travel network and public transport stations and stops are positively integrated.

Active travel - By law local authorities must encourage walking and cycling. They achieve this by doing things like improving cycle routes in all road developments. Local authorities must demonstrate to us they are making improvements. They do this by producing annual reports and maps of walking and cycling routes. View your local walking and cycling maps and find out more about your local authority's work:

<https://gov.wales/active-travel-your-local-authoritys-progress>

Mix of Uses - Places have a range of purposes which provide opportunities for community development, local business growth and access to jobs, services and facilities via walking, cycling or public transport. Development density and a mix of uses and tenures helps to support a diverse community and vibrant public realm

Public Realm - Streets and public spaces are well defined, welcoming, safe and inclusive, with a distinct identity. They are designed to be robust and adaptable, with landscape, green infrastructure and sustainable drainage well integrated. They are well connected to existing places and promote opportunities for social interaction and a range of activities for all people.

Identity - The positive, distinctive qualities of existing places are valued and respected. The unique features and opportunities of a location including heritage, culture, language, built and natural physical attributes are identified and responded to