
DESIGN & ACCESS STATEMENT

PROPOSED MIXED-USE DEVELOPMENT, COMPRISING A FIRST AND SECOND FLOOR RESIDENTIAL EXTENSION ABOVE AN EXISTING COMMERCIAL BUILDING, AND CONSTRUCTION OF A NEW RESIDENTIAL THREE STOREY BUILDING (20 Units)

QUAY BUILDING, FRON ROAD, CONNAH'S QUAY, CH5 4PJ

DRAFT

INTRODUCTION

This statement has been prepared to support our Client's (Joint venture between North Womersley Housing & Eden Stow) application submission for the proposed mixed-use development, comprising a first and second floor residential extension above an existing commercial building, and construction of a new residential three storey building, at the Quay Building, Fron Road, Connah's Quay.

The site was the subject of a previous review from the 'Design Commission for Wales' during the development of the adjacent Medical Centre. DCFW were keen to see the development of the upper floors of the commercial proposal with residential units. Whilst this was not previously feasible due to time and funding constraints, the Applicants are now in a position to bring the holistic overall development forward.

This statement explains the concept and principles of the development in relation to accessibility, character, community safety, environmental sustainability, movement and assesses the proposal against the relevant Planning Policy framework.

This statement demonstrates the proposal accords with relevant National and Local Planning Policy and other material planning policy considerations.

This statement should be read in conjunction with the submitted plans and illustrations comprising the application submission.



SITE & SURROUNDINGS

The site is located within Connah's Quay, the largest town within Flintshire.

The site is located within the centre of Connah's Quay, with access directly off the main highway, the B5129.

The existing site currently houses a modern detached building, which includes a community centre and retail units, inclusive of a beauty salon, pharmacy and estate agency.

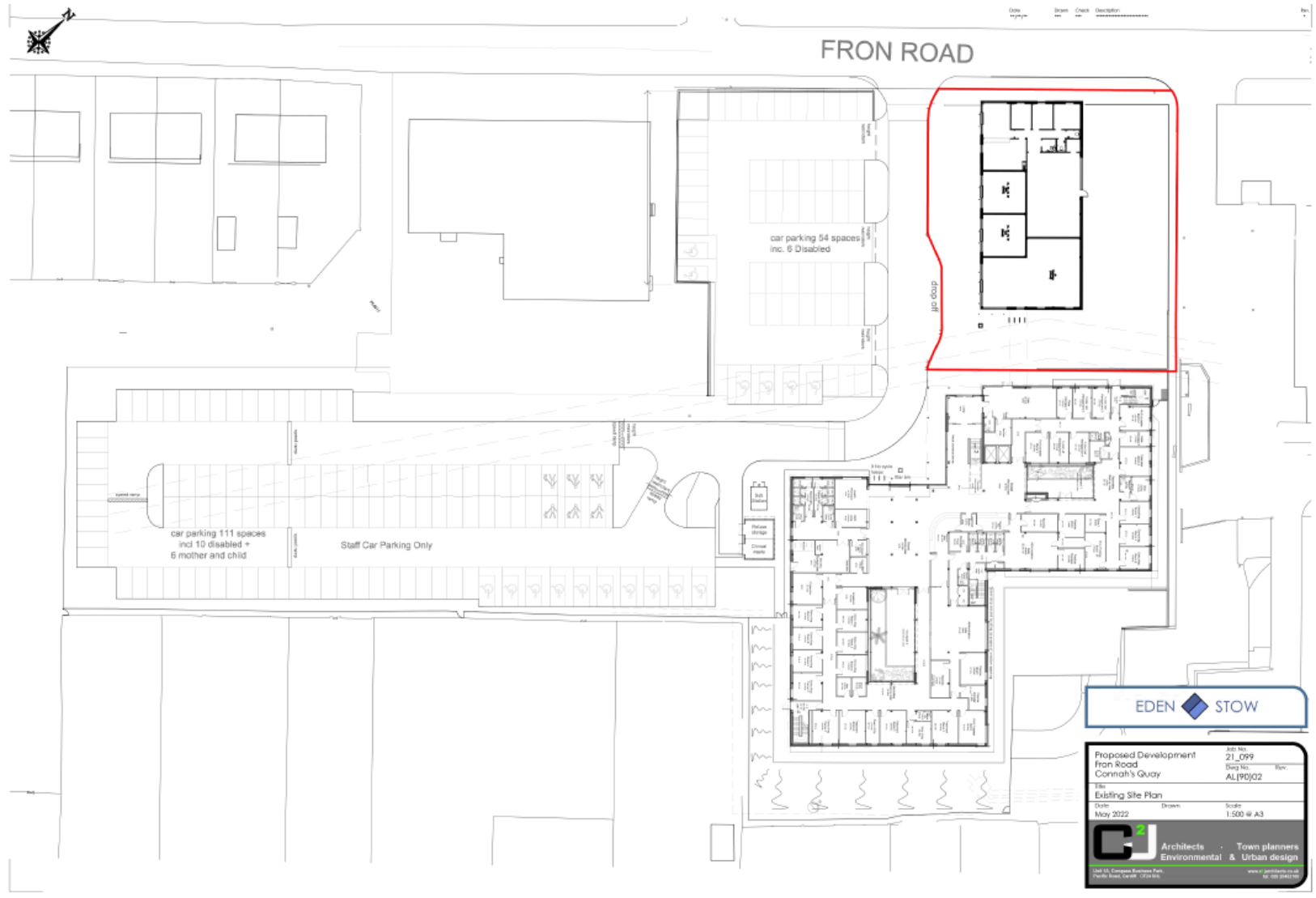
The site is accessed directly from Fron Road, which also serves The Quay Health Centre. The site includes a large dedicated parking area to the south of the building, with a larger parking allocation to the south east, which serves The Quay Health Centre.

The Quay Health Centre to the east, is a large building which varies in scale and mass. The attractive modern building provides interest within the street scene and is complemented by the existing building located within the application site.

The topography of the application site is relatively level to the south, with the rear of the site falling from south to north. The large vacant parcel of land to the rear of the site is currently bounded by palisade fencing and provides a poor vista of the main building when approaching from Fron Road and within the rear service yard/parking area of the adjacent retail/commercial units.

To the West of the site, the built form consists of traditional two storey terraced housing. The existing highway provides a clear separation between the two uses (residential and commercial) in the context of this application.





EDEN STOW

Proposed Development	App No.
Fron Road	21_099
Connah's Quay	App No.
	ALP0/02
Title	
Existing Site Plan	
Date	Drawn
May 2022	Scale
	1:500 @ A3

C2J Architects · Town planners
Environmental & Urban design

Unit 15, Connah's Quay Park,
North Quay, Cardiff, CF10 6LW

01495 343333
01495 343333



In line with Welsh Government policy, the site is located in a highly sustainable location. The site is served by a regular bus service, which runs along B5129 and a bus stop is located directly adjacent to the site. Shotton train station is approximately 0.5 miles to the east along the B5129.

The area is well served by community centres and leisure facilities. Local shopping facilities are located within a short walk to the west of the site with larger National retail stores located off Evans Way. A Post Office, library, independent shops, businesses and restaurants are also within a short walk or bicycle journey.

Constraints / Opportunities

A full assessment of the physical characteristics of the site and its context in relation to surrounding development was undertaken to identify opportunities and constraints presented by the site.

The key opportunities/constraints the site presented were considered to be:

- Distinct character of adjoining health care facility,
- Large vacant parcel of land to the rear,
- Ease of access to public transport and local facilities,
- Ease of access to local highway and footpath networks,
- The full potential of the curtilage has not been maximised,



- The proposed development will add to the natural surveillance of the street,
- Active frontage



LEDGEND

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| 2 Story | Active Frontage | Retail |
| 1 Storey | Pedestrian Access | Community Centre |
| 3-4 Storey | Vehicular Links | Social Club |
| Application Site | Health Care | Parking |

Proposed Development Fron Road Connah's Quay	Job No. 21_099	Rev.
Site Access Plan	Rev No. AL(90)/20	
Date 06/01/2023	Drawn	Scale NTS
C2 Architects - Town planners Environmental & Urban design		
<small>Unit 11, Connah's Quay Park Fron Road, Connah's Quay, Gwynedd, LL57 2JG</small>		



PLANNING POLICY CONTEXT

National Planning Policy

The Well-Being of Future Generations (Wales) Act 2015

The Well-Being of Future Generations (Wales) Act 2015 (which came into force on 1st April 2016) requires “public bodies to do things in pursuit of the economic, social, environmental and cultural well-being of Wales in a way that accords with the sustainable development principle”. The Act sets out seven ‘well-being’ goals as follows:

- A prosperous Wales
- A resilient Wales
- A healthier Wales
- A more equal Wales
- A Wales of cohesive communities
- A Wales of vibrant culture and thriving Welsh language
- A globally responsive Wales

National Development Framework: Future Wales – The National Plan 2040

The National Development Framework: Future Wales – the National Plan 2040 was published on 24th February 2021. ‘Future Wales’ sets out the Welsh Government’s strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy; achieving decarbonisation and climate-resilience; developing strong ecosystems; and improving the health and well-being of our communities.

As stated above, the National Development Framework has Development Plan status.

Future Wales sets out its overarching ambitions based on the national planning principles and national sustainable placemaking outcomes set out in Planning Policy Wales by means of 11 Outcomes. As set out on Page 52 of Future Wales, the 11 Outcomes are collectively a statement of where the Welsh Government aspire Wales to be in 20 years’ time, as follows:

A Wales where people live:

1. ...and work in connected, inclusive and healthy places
2. ...in vibrant rural places with access to homes, jobs and services
3. ...in distinctive regions that tackle health and socio-economic inequality through sustainable growth
4. ...in places with a thriving Welsh Language
5. ...and work in towns and cities which are a focus and springboard for sustainable growth
6. ...in places where prosperity, innovation and culture are promoted
7. ...in places where travel is sustainable
8. ...in places with world-class digital infrastructure
9. ...in places that sustainably manage their natural resources and reduce pollution

10. ...in places with biodiverse, resilient, and connected ecosystems

11. ...in places which are decarbonised and climate-resilient

Placemaking

Placemaking forms a key concept upon which many national planning policies are based. Policy 2 of Future Wales is of key relevance in terms of placemaking, which states the following. Key placemaking principles are summarised below:

- Mix of uses
- Variety of housing
- Walkable scale
- Density
- Street network
- Plot-based development
- Green infrastructure

Biodiversity and Green Infrastructure

It is identified that the strategic focus of Future Wales on urban growth requires “an increased emphasis on biodiversity enhancement (net benefit) in order to ensure that growth is sustainable”, the associated importance of green infrastructure is highlighted. Policy 9 of Future Wales is of key relevance in regard to green infrastructure and biodiversity enhancement.

Planning Policy Wales Edition 11

Planning Policy Wales (PPW) Edition 11 was published on 24th February 2021. The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015.

Placemaking

In accordance with the National Development Framework, placemaking is also at the heart of PPW. Placemaking is defined as follows: “Placemaking is a holistic approach to the planning and design of development and spaces, focused on positive outcomes. It draws upon an area’s potential to create high quality development and public spaces that promote people’s prosperity, health, happiness, and well being in the widest sense. Placemaking considers the context, function and relationships between a development site and its wider surroundings”.

A set of ‘national sustainable placemaking outcomes’ are outlined within PPW, which it advises should be used to inform the assessment of development proposals. The national outcomes are defined as follows:

- Creating and Sustaining Communities
- Making Best Use of Resources
- Maximising Environmental Protection and Limiting Environmental Impact

- Growing Our Economy in a Sustainable Manner
- Facilitating Accessible and Healthy Environments

Good Design

The importance of good design in development proposals is highlighted within PPW. Good design must enable development proposals to address the issues of inclusivity and accessibility for all. In addition, it is highlighted that good design promotes environmental sustainability and contributes to the achievement of the well-being goals.

Good design is also about avoiding the creation of car-based developments by minimising the need to travel and reliance on the car, whilst maximising opportunities for people to make sustainable and healthy travel choices for their daily journeys.

Sustainable Transport

PPW advises that the planning system has a key role to play in reducing the need to travel, particularly by private car, and supporting sustainable transport, by facilitating developments which:

- “are sited in the right locations, where they can be easily accessed by sustainable modes of travel and without the need for a car;
- are designed in a way which integrates them with existing land uses and neighbourhoods; and
- make it possible for all short journeys within and beyond the development to be easily made by walking and cycling”.

It is Welsh Government policy to require the use of a sustainable transport hierarchy in relation to new development, which prioritises walking, cycling and public transport ahead of the private motor vehicles.

Active Travel

The importance of developing local active travel networks to help mitigate the impact of new development by providing an alternative mode of travel to the private car is highlighted in PPW.

Public Transport

PPW advises that the availability of public transport is an important part of ensuring a place is sustainable.

Green Infrastructure

The importance of green infrastructure is highlighted throughout PPW. It is summarised at Paragraph 6.2.5 that “The quality of the built environment should be enhanced by integrating green infrastructure into development through appropriate site selection and use of creative design. With careful planning and design, green infrastructure can embed the benefits of biodiversity and ecosystem services into new development and places”.

Sustainable Drainage Systems (SuDS)

The importance of considering SuDS as an integral part of the development process is highlighted.

Technical Advice Notes

The following Technical Advice Notes (TANS) are of relevance to the development proposal.

TAN 2 Planning and Affordable Housing (2006):

TAN 11 Noise (1997)

TAN 12 Design (2016)

TAN 18 Transport (2007)

Local Planning Policy

The current Development Plan is the adopted Flintshire Local Development Plan 2000-2015. The LDP was adopted in September 2011. A new LDP is currently being formulated which covers the period from 2015-2030.

Policies relevant to the site include:

- STR1 New Development
- STR2 Transport and Communications
- STR3 Employment
- STR4 Housing
- STR8 Built Environment
- GEN1 General Requirements for Development
- GEN2 Development inside Settlement Boundaries
- GEN5 Environmental Assessment

- D1 Design Quality, Location and Layout
- D2 Design
- AC2 Pedestrian Provision and Public Rights of Way
- AC3 Cycling Provision
- S1 Retail and Commercial Allocations

The LDP proposals map identifies the site as being within Connah's Quay District Centre and the rear of the precinct is demarked for development as a mixed-use scheme which this proposal meets accordingly. The supporting text confirms 'For shopping centres such as Connah's Quay there are important regeneration issues which require new development to improve the vitality and viability of these centres.'

PROPOSAL

Design Objectives

In line with our Client's development brief, the Key Design Principles of the development were identified as:

Demonstrating the highest urban design principles that would include clearly demarcating what is private and what is public space, an outward looking development promoting natural surveillance of the adjacent regeneration area and secure private areas.

A modern, high-quality development that avoids an 'institutional feel' and utilises a combination of traditional and contemporary materials to give a strong sense of place.

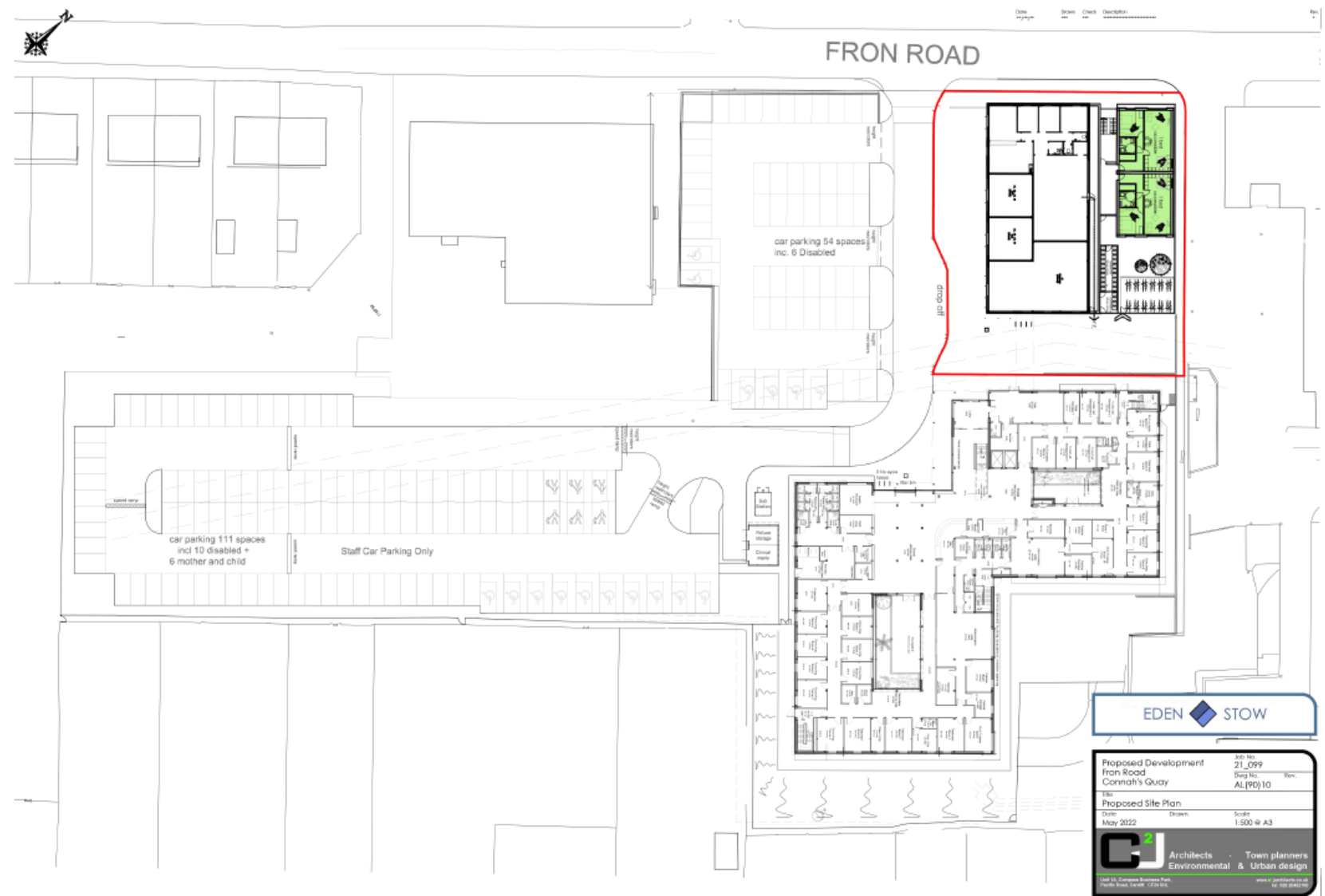
Development options should provide accessible one- and two-bedroom flats, which engage positively with the surrounding community.

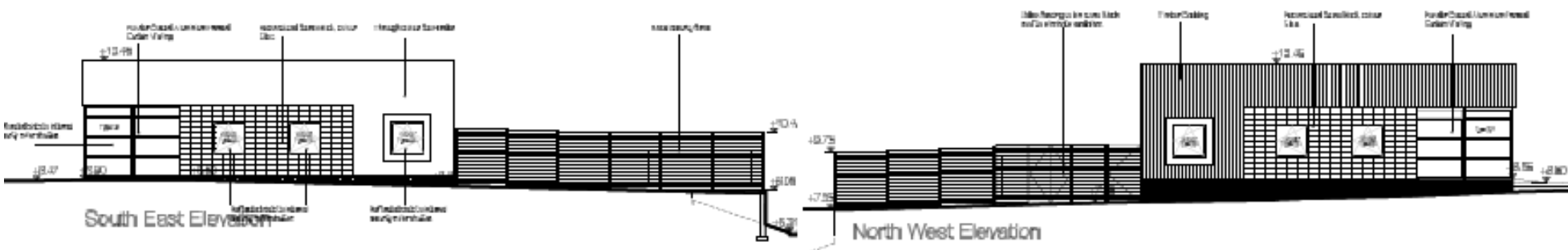
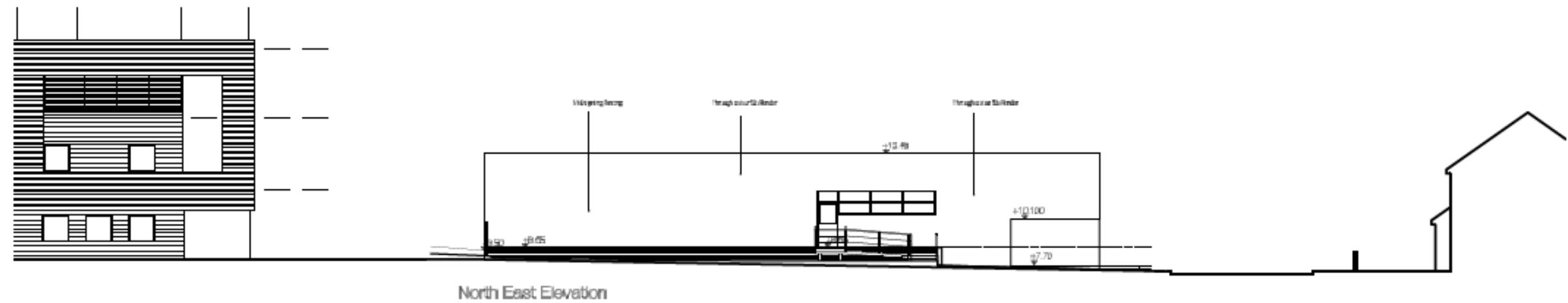
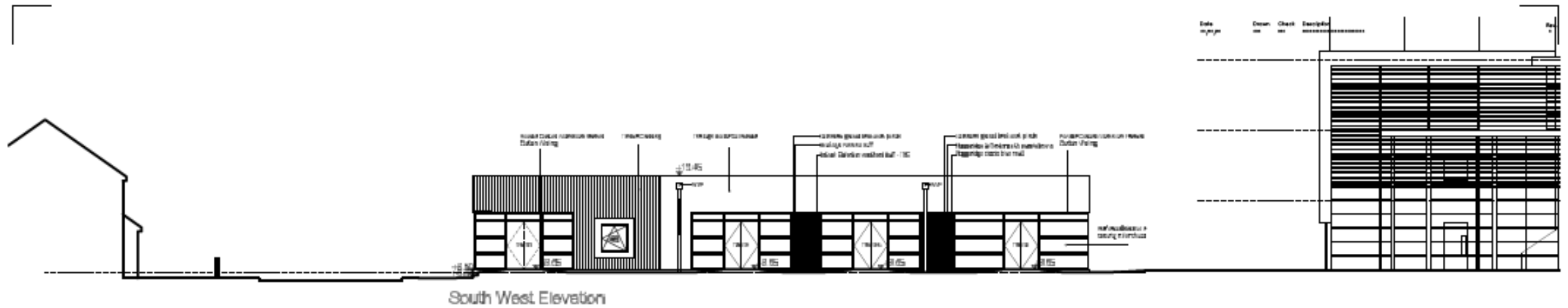
A development that utilises its form and the configuration of its building elements to thoughtfully give visual interest and high-quality composition.


A development that meets Welsh Government's DQR (Development Quality Requirements) standards and Lifetime Home.

Pre application discussions

The Applicants entered into pre-application discussions with the LPA January 2023. The pre- application submission sought the LPA's view on the proposed mixed use development comprising 1st & 2nd floor residential extension above an existing commercial building and





Proposed Development Fron Road Connah's Quay		Job No. 21_099	Rev.
Title Existing Elevations		Dwg No. AL(0)02	
Date 24/09/2020	Drawn ***	Scale 1:200 @ A3	
 C2J Architects - Town planners Environmental & Urban design		www.c2jarchitects.co.uk Tel: 01495 342114	





LEDGEND

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Proposed Development Fron Road Connah's Quay	Job No. 21_099	Rev.
Title Site Access Plan	Eng No. AL (R0)20	
Date 06/01/2023	Drawn HIS	Scale N/S
Architects · Town planners Environmental & Urban design		



new 3 storey residential building at Quay Building, Fron Road, Connahs Quay, Deeside, CH5 4PJ

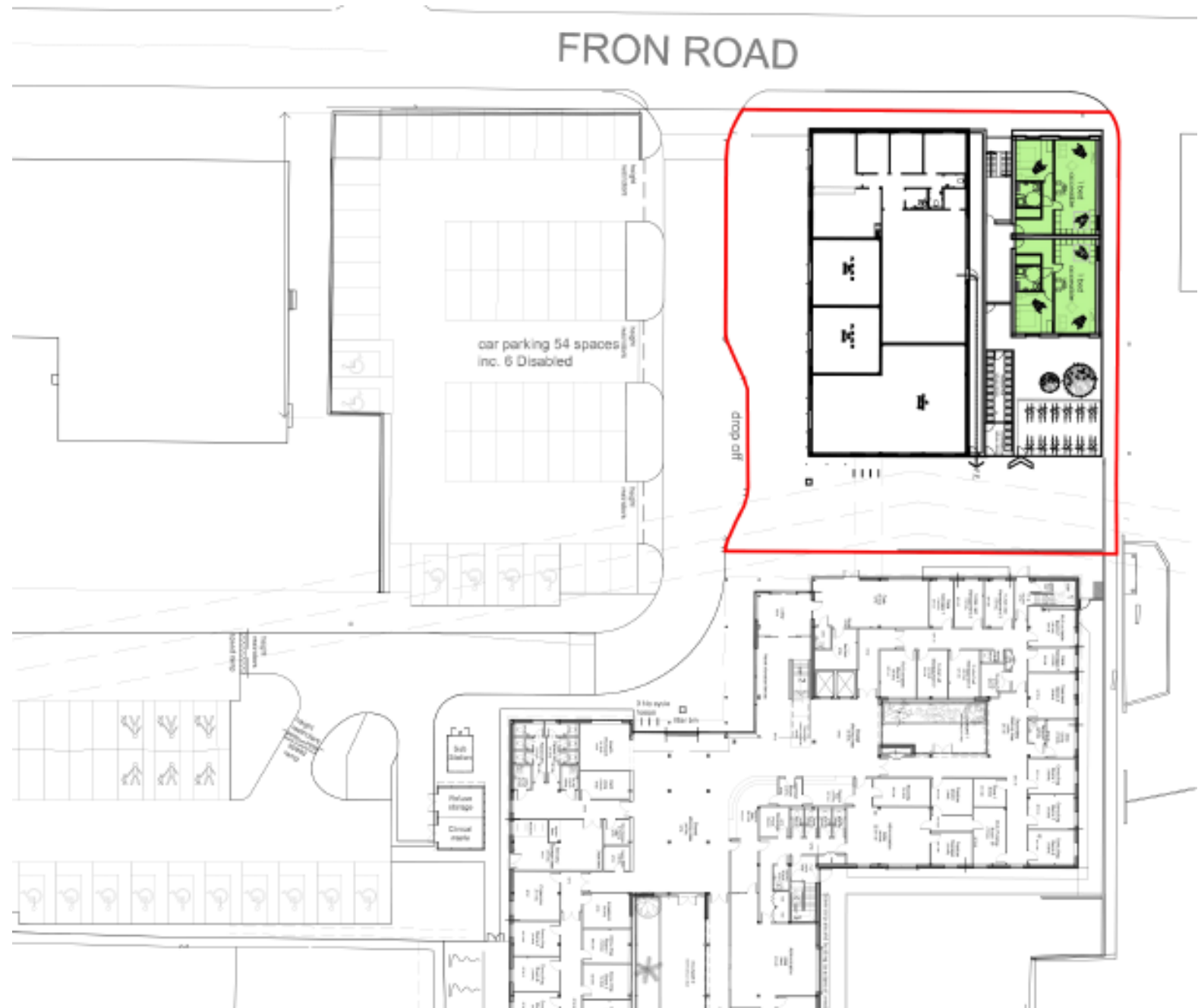
Following receipt of the formal response from the LPA, which considered the principle, scale/massing and modernist design of the proposals acceptable, the scheme was amended to reflect the LPA's preferred option.

Proposal

The scheme proposes the extension of the existing commercial/retail building over part 1 / 2 floors and construction of a three storey rear building, to create 20 no. residential units with cycle storage and refuse storage at the Quay Building, Fron Road, Connah's Quay.

In line with the Applicants mandate, the proposal envisages the creation of a sustainable modern residential development, which compliments the adjoining commercial development.

The scale and mass of the building was considered at the outset of the development, to ensure the development would integrate comfortably within its existing environment. On review of the site context, the existing quay building is considered to form part of the context of the adjacent health care facility and is separated from the adjacent residential built form by the existing highway.

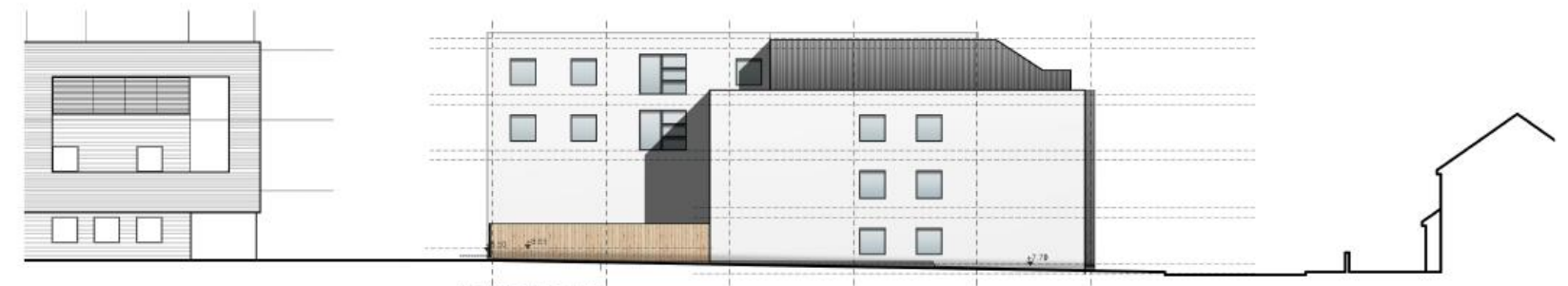


As illustrated within the attached plans and CGI's, utilising the change in topography of the site, the new building to the rear of the site has been set down from the principal building, allowing a transition of the built form when approaching the building from the north of Fron Road.

The transition of the scale and change in materials assists in reducing the mass of the building, whilst additionally providing architectural interest within the street scene.

The proposed building seeks to reflect the modern materials of the adjacent health centre, which will assist in both the assimilation of the proposed building into the immediate and wider urban landscape

The layout of the development proposes an efficient central staircase and lobby to the west of the site, which will serve all the proposed unit and provided access to the dedicated cycle and refuse stores. The proposed first and second floor extension over the existing building will house 14 no. 1 bed units, whilst the rear new building will include 2 no. 1 bed accessible units on the lower ground floor and 2 no. 2 bed units at ground and first floor above..

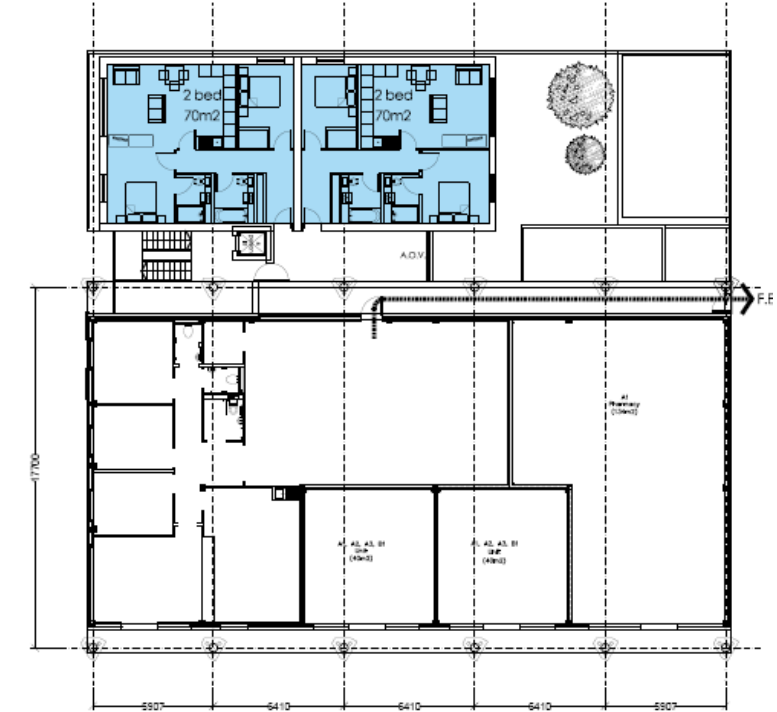
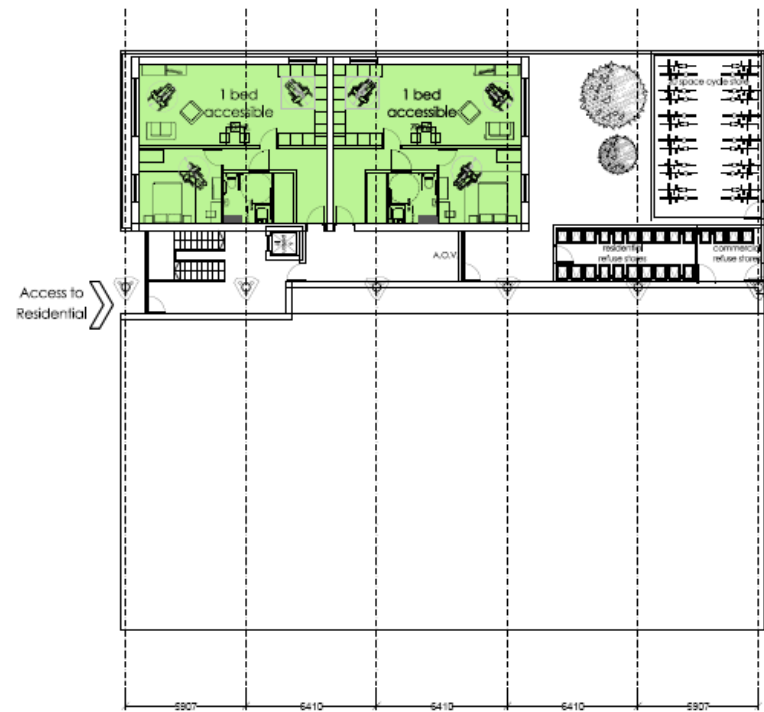




Welsh Government policy requires the use of a sustainable transport hierarchy in relation to new development, which prioritises walking, cycling and public transport ahead of the private motor vehicles.

In line with the thrust of Welsh Governments Policy, whilst the proposal does not include dedicated off-street parking, the site is located in a highly sustainable location and active travel has been provided with a bike store area located on the ground floor. There is also unrestricted on street parking available on the existing highway network.

The proposed development will be brought forward as a joint venture with North Wales Housing. The provision of 100% affordable housing would address the acute need within Connahs Quay, to the benefit of existing and future generations.



Environmental sustainability

The development will be designed to minimise its potential impact on the environment and its CO2 footprint.

PPW11 and TAN12 provide guidance on creating sustainable developments.

The proposed development aims to meet and exceed, where possible current building regulations.

The proposed will also incorporate high thermal efficiency in the building fabric to reduce heating demand and low carbon heating systems and renewable energy such as PV.

Site Safety

The scheme was developed with the safety and suitability of the scheme from conception, the overall design layout and configuration has been influenced and amended with the aid of NWWHA's Fire Consultant to ensure the fire safety of the proposed development is maximized.

Furthermore, the proposal has been supported by a number of surveys and work carried out by Grays Consulting Engineers which support the development being outside of a flood risk and that the ground works and the foundations will safely support the proposed development.

The proposal is also adequately served by existing surface and waste water disposal which ensures the proposal does exceed the capacity of existing utilities which service the surrounding area.

CONCLUSION

The scheme makes efficient use of the site, responding to the Client's Design Brief and LDP Policy, creating a sensitively designed development which assimilates well with its surroundings.

The proposed development is located in a highly sustainable location with good access to local town centre-based facilities by foot and regular public transport to the wider surrounding area.

The development aims to seek a balance between creating a high-quality development fit for its purpose, without impacting unnecessarily upon the environment in which it is located.

The proposal retains the existing retail and commercial development on the site to serve the local community, whilst providing an additional 20 no. much needed affordable dwellings.

The proposal would utilise an underdeveloped brownfield site, alleviating the current pressure placed on greenfield sites in accord with the objective of Planning Policy Wales.

The proposal would fulfil the allocation for a mixed used development to the rear of Connah's Quay precinct and furthermore serves as a figure head for the further redevelopment and regeneration of Connah's Quay District Centre.