

Concept Stage

- Gwel y LLan, Llandegfan

Information

Client

ClwydAlyn

Scheme Name

Gwel y LLan, Llandegfan

Scheme Address

Gwel y Llan

Llandegfan

Menai Bridge

LL59 5YH

Design Team

Architects **Saer Architects**

Planning **Cadnant Planning**

Civil Engineers **Mon Engineering**

DOC0 **A SBD application has been submitted and we are currently awaiting feedback and reference. - 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 - Site Sections	1:100
0006 - Site Elevations	1:100
0007 - Proposed 3D Ariel views	
0008 - Proposed 3D views	
0031 / 0041 / 0042 / 0044 / 0050	
- House plans and elevations	1:100

Project Design Brief (by Client)

The Market Analysis provisions have been provided by ClwydAlyn and included as a report developed by Cadnant Planning to support the planning application.

Development Mission Statement:

ClwydAlyn’s vision for all development’s is to deliver high quality affordable homes for local residents which will achieve a high level of energy efficiency at a minimum level of EPC Grade ‘A’, be designed to provide good ‘Open space requirements’, ‘Clean & quiet environment’, suitable mix of accommodation to meet ‘Local Housing & Planning Strategies’, use all renewable energy sources available, use new and innovative methods of construction, provide unity with the environment and ecology, meet all requirements of legislative statutes set by the Welsh Government such as Planning, Planning Guidance for Wales, Building Control, New Wales Design Quality Requirements, Life Time Homes, RNIB Guidance, Design Council for Wales, SAB/SUDS, Future Generations Act, Building for Life 12, SBD Gold Standard, Placemaking Guidance, and provide equality to all residents, protection to the Welsh Language, and provide local employment, training, apprenticeships and job opportunities within the area of the project.

A full brief was issued to the design team from the offset and covered key points such as;

- Standards Design
- Tenure Mix Sustainability
- Inclusive Flexible and adaptable
- Quality Comfort
- Function Maintenance
- Economic Enduring
- Cost Effective Consensus building
- Neighbourhood Public amenity space
- The street Parking
- Cycle Parking Inside the home
- Front garden, boundary treatments and gates
- Environmental Impact
- Adopt best practice in moving to a decarbonised and circular built environment



Area Analysis

Site Location - Llandegfan is located around 5-10 minutes drive from the Menai and Britannia bridges. The site sits to the north of the village on greenfield land outside of the development boundary.

Road Hierarchy & Access - The A55 runs across the Britannia Bridge and connects Holyhead with the rest of North Wales. The A5025 and A5 connects the site with the A55 with these roads linking the village of Sir Fon connecting all communities.

Surrounding Land and Building Use - The majority of Llandegfan is made up of residential properties, with a mixture of bungalows, two storey terraces and semi detached houses. At the centre of the village sits the local Primary School. Llandegfan sits slightly higher than Beaumaris Road which runs along the coast line where a number of businesses are located connected to tourism and the sea front.

Public Transport - A public footpath crosses the site and connects with the surrounding areas. This footpath runs through the housing estate and to the local bus stop which runs on an hourly basis. The 57 and 58 bus route runs through the village and connects to the surrounding areas including Bangor where there is a train station. Cycle route No.5 passes Llandegfan and runs around the island.

Planning Context - Pre Application Consultation submission is being developed by the design team which will go live mid to end of October.



Site Analysis

Consultation & engagement - A consultation event may be held by the Housing Association when the PAC process is live.

Topography - The site itself is relatively flat with levels on the far western corner around +93.30 with the level on the far eastern corner being +92.70. A high level of 94.34 sits in the southern corner and gently slopes down in a northerly direction.

Green & Blue Infrastructure - An established tree line and hedgerow runs along the northern and eastern boundary. Majority of these trees and hedges will be retained while a small area of clearance will be required to connect the site to Mill Bank Estate Road along the eastern boundary. A watercourse sits to the north of the site.

Ecology - The site consists of semi-improved agricultural grassland with a small derelict hedgerow and of low biodiversity value. A species rich hedgerow with a diverse mix of trees running along the north/south east with minor potential to support bats. The green lane may have historic boundary significance which will remain. Enhancements will be via bird boxes, tree planting, additional woodland planting and inclusion of a diverse seed mix of native pollinator-friendly species.

History & archaeology - We are unaware of any historic or archaeological issues on site.



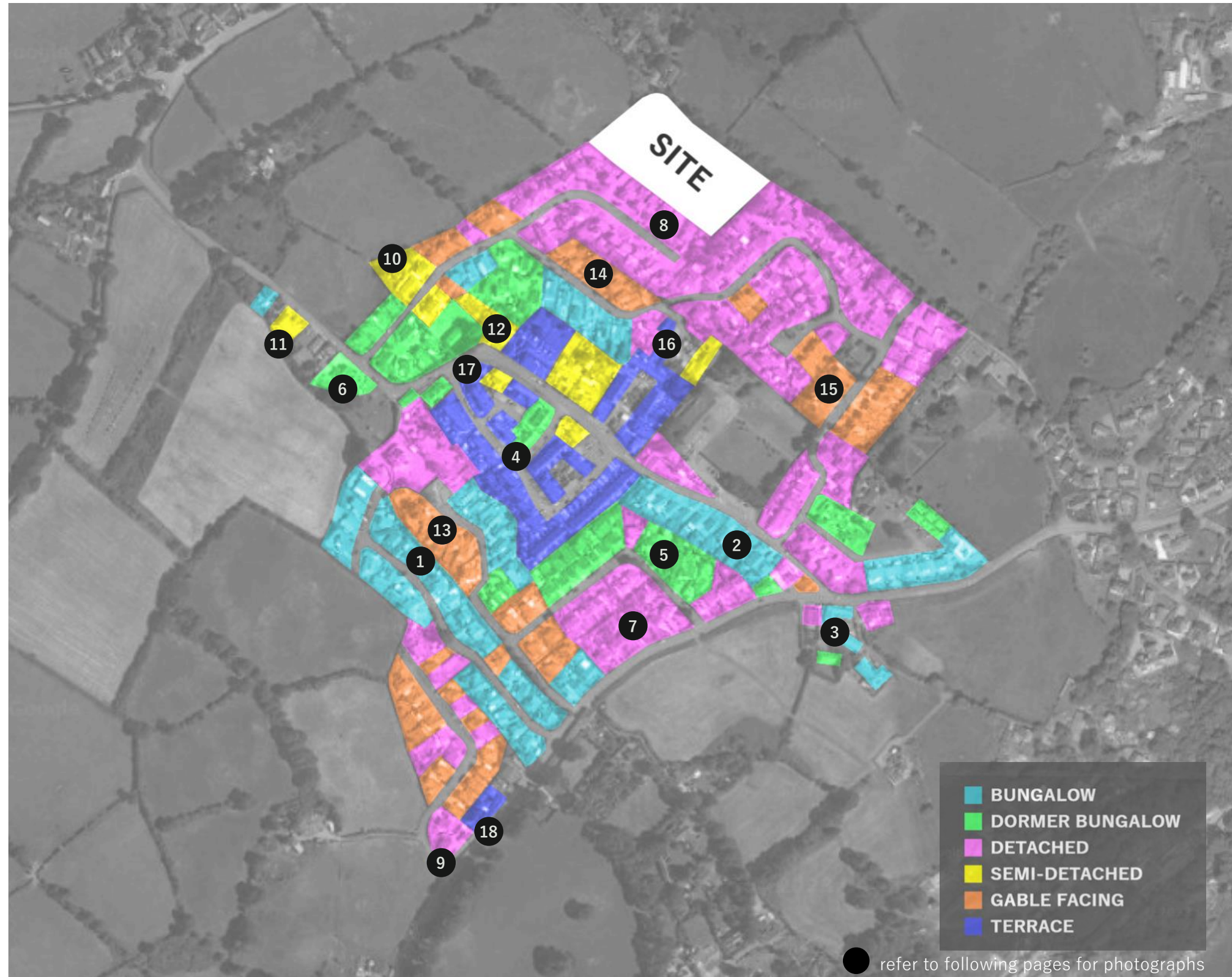
Site Analysis

Utilities and Infrastructure - Overhead electricity cables cross the middle of the site from the south-east to north-west. These are to be diverted to maximise the development. Existing Water, BT and Foul connection points are available within Gwel y Llan Road.

Ground Conditions - Sandy, silty top soil overlaid with clayey silts of a depth of 300-450mm was found across the site with bedrock/shale rock below to a depth of around 2-2.9m. A strip foundation or insulated slab would be suggested while it means that soakaways aren't a feasible drainage method on site.

Urban form, Building scale, height & density - Majority of the properties surrounding the site and around Llandegfan are detached with a smaller number of semi-detached and terraces. Due to the planning density requirements the proposed design looks to maximise the land use with semi-detached units that are of a similar mass to the larger detached properties. A small number of bungalows are also located to the south of Llandegfan to give diversity to the housing mix.

Building character & building traditions - The architectural language can be broken down into two types, the stronger horizontal properties such as terraces and semi-detached while there is a range of larger detached properties with a stronger vertical emphasis with gable features. Most are finishes in render/pebbledash with some elements of cladding, brick and stonework.



Context

Bungalows



Pebble dashing, roof tiles, terracotta panels

Dormer bungalows



Blue-grey render, slate jerkinhead roof

Semi-detached



Dormer window, render and brick, semi-gambrel roof, roof tiles



Render, brick panels, roof tiles



Blue-grey render, roof tiles



Brick, arched window, bay window, slate roof



Render, door canopy, slate roof



White render, cross gable, slate roof



White render, stone porch, dormer window, slate roof



Context

Bungalows



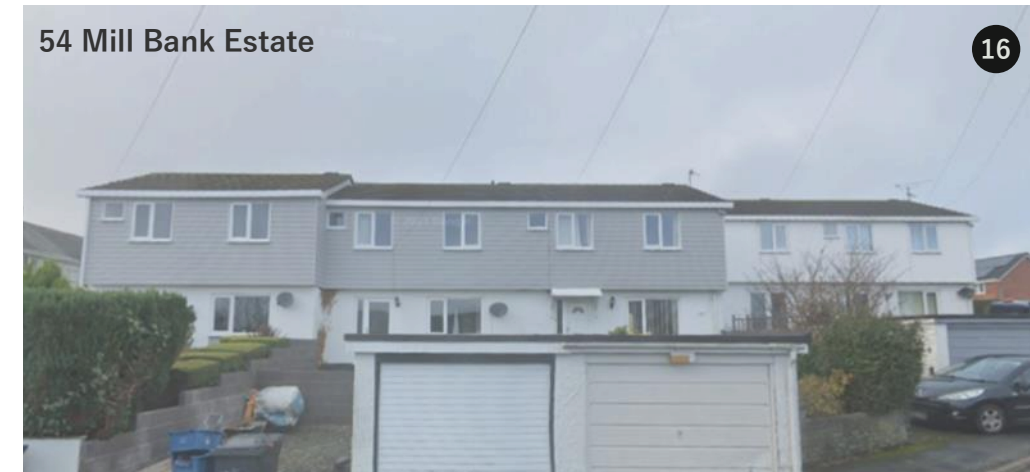
Render, timber cladding panel, roof tiles

Dormer bungalows



Pebbledash, low pitch roof tiles

Semi-detached



Render, grey timber cladding, roof tiles



Pebbledashing, render panel, roof tiles



Stone corners, roughcast, timber cladding, low pitch roof tiles



Pebbledash, wide windows, slate roof



Dark grey brick, render second lift, brick cills, door canopies, slate roof



Render, timber cladding, wide windows, low pitch roof tiles



Dormer windows, door canopies, roof tiles

Context

Entrance from Gwel y Llan



Entrance from Mill Bank



View of the old hedge along the public footpath



View towards the south east



View north along the southern boundary



View of the existing hedge and tree line to the north



View of the entrance to Gwel y Llan from the site



View to the north from the site



View to the south east from the site



SWOT

Strengths

1. Retention of existing tree line to maintain and improve Biodiversity features
2. Good connections to the local road network either by Gwel y Llan or Mill Bank Estate Road
3. Development site seems to be a sensible addition to the current development boundary and enclose Village

Weaknesses

4. Development of greenfield land
5. Limited onsite drainage possibility so may need offsite works

Opportunities

5. Connecting to the existing footpath
6. Minimising overlooking issues by locating bungalows on the boundary and turning these so their gables face the boundary.
7. Additional landscaping and biodiversity provisions possible across the site with SuDS basins and rain gardens.

Threats (note site abnormals)

8. Diversion of Overhead Power Cables
9. Offsite works to drainage



Site Plan

Design proposal

The proposed design has been developed around the two proposed access points entering the site. The Public Open Space is located to the northern corner to assist with the SAB drainage proposal which will be connected to the existing watercourse north of the site.

Properties have been positioned in front of the existing mature green boundary along the north/east boundary to protect these whilst creating a green backdrop to the proposal. The dark green cladding used on the feature gables compliments the natural green backdrop and contrasts against the proposed white render. By staggering the properties, it provides interest to the long street elevation and provides additional space for planting.

By turning the properties south of the new road, and locating the bungalows next to the boundary, it assists in reducing overlooking potential to the existing properties. Three feature gables have also been located along the access road to assist with some design variability while also providing additional natural surveillance.

Improved landscaping and biodiversity across the site is proposed with rain gardens, swales, tree planting to all areas while the public footpath will also be improved with an avenue of trees.



Site Sections

Design proposal

Due to the limited amount of topsoil and bedrock at 300-450mm and a requirement to run the surface water offsite, the proposed finished floor levels and external levels have been raised slightly above the existing site levels to assist with buildability and reduce construction costs. With only around 1.2m level difference across the whole site there are limited falls across the proposed design. At the rear of the northern and eastern gardens a small amount of banking will be required to return to the existing ground levels at the boundary.



Proposed

By combining elements of the surrounding properties we have developed a modern but complimentary proposal to the greenfield site. The larger properties are sat in the prominent location with a gable front and dark green cladding at high level to assist with varying the elevational frontage and compliments the green surroundings. An off white render provides a sharp, contrasting, modern finish to the rest of the properties. Larger, vertical glazed sections are shown on the gable features while a horizontal glazing arrangement is used on the remaining properties. Tiles with integral PVs will roof the properties.



Design features



Typical detached property

- Vertical emphasis and feature gable front.
- Large glazed elements provided.
- Traditional roof canopy and tiled finish.



Typical Semi-detached properties

- Horizontal emphasis with cladding feature to the top element
- Horizontal glazing aligning on the ground and first floor
- Render finish to ground floor



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;

- 3P2B Bungalow

- 4No (GIA 61.5m² - Storage 2.1m²)
- 4P2B House

- 13No (GIA 82.9m² - Storage 2.9m²)
- 5P3B House

- 8No (GIA 93m² - Storage 3m²)
- 7P4B House

- 1No (GIA 113.8m² - Storage 3.2m²)
- 2P1B Flat

- 4No (GIA 53.7m² - Storage 2.9m²)

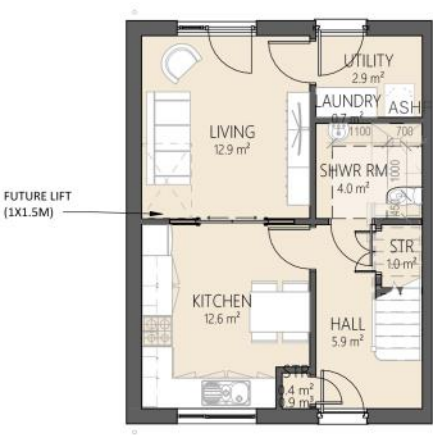
All units are designed to provide flexible and adaptable spaces. The example drawings adjacent demonstrate the typical 4P2B and 5P3B house types with flexible open plan kitchen, dining and living space that can be enclosed by the sliding partition double door.

A utility room is located at the rear of the dwellings to house the ASHP kit and laundry space with close connection to the external drying spaces. All properties have a ground floor shower room as a minimum requirement. Built in storage is provided where possible in compliance with provisions.

4P2B HOUSE TYPE

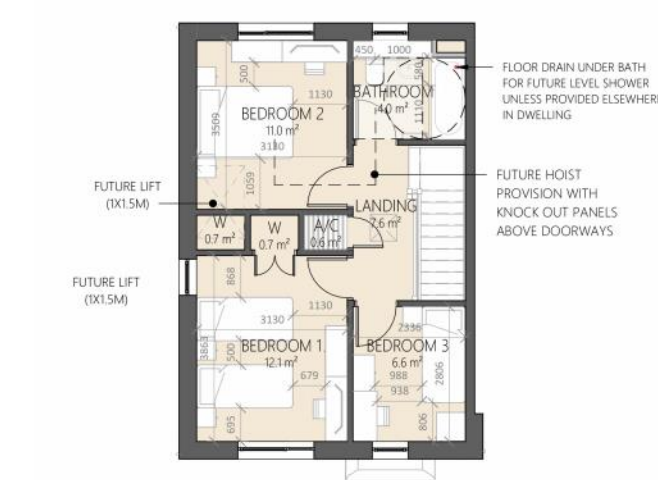


FIRST FLOOR
SCALE: 1:100

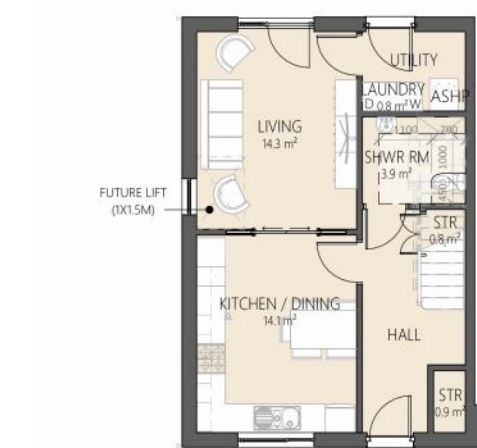


GROUND FLOOR
SCALE: 1:100

5P3B HOUSE TYPE



FIRST FLOOR
SCALE: 1:100

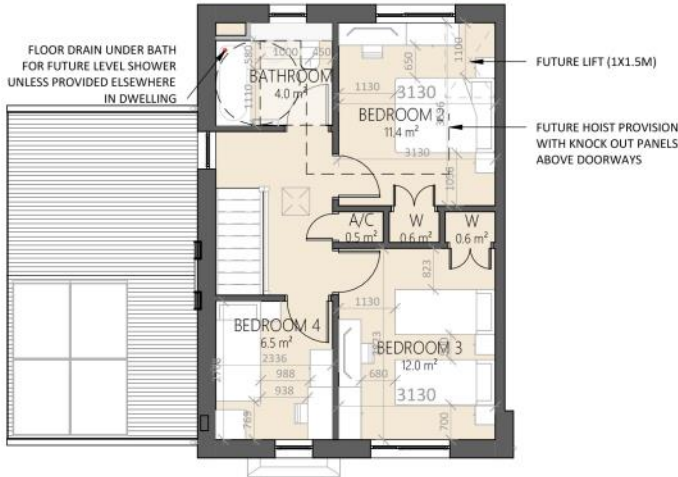


GROUND FLOOR
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House Types

7P4B HOUSE TYPE

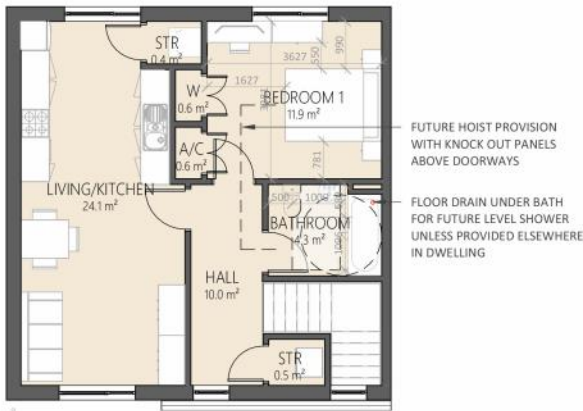


FIRST FLOOR
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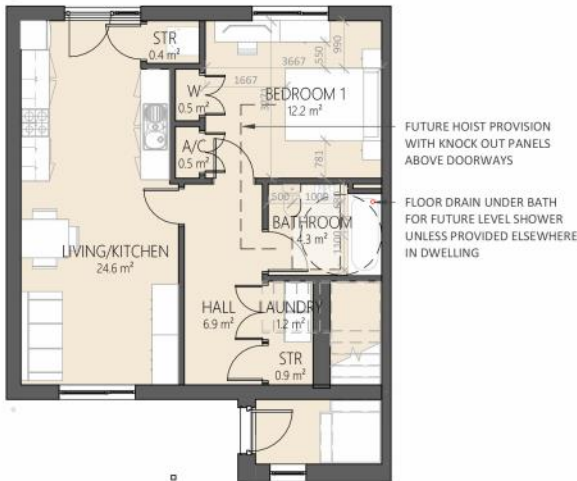


GROUND FLOOR
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2P1B FLAT TYPE

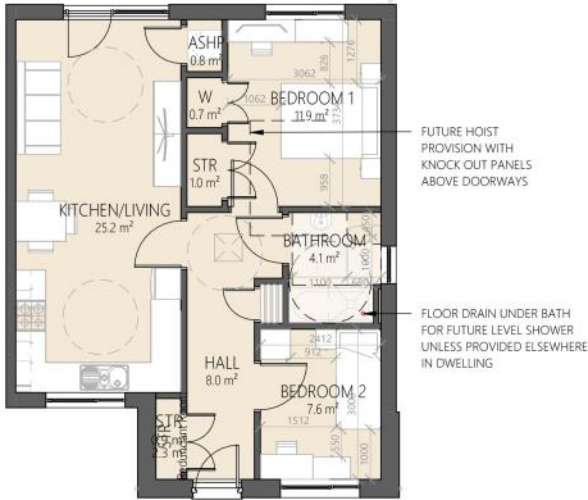


FIRST FLOOR
SCALE: 1 : 100



GROUND FLOOR
SCALE: 1 : 100

2P1B BUNGALOW TYPE



GROUND FLOOR
SCALE: 1 : 100





Visualisations



Compliance

WDQR Compliance

The homes have been designed to meet WDRQ 2021 and Lifetime Homes requirements. Car parking gradients comply with LTH in most areas. A couple of spaces are slightly steeper, to fully comply the footpath will need to be extended. Gradients comply with Part M.

Modern Methods of Construction - The scheme has been designed with MMC in mind and will accommodate a number of MMC approaches. It is likely the contractor will use a Welsh timber frame provider where the frame will be fully filled with Hybris insulation and an external face of Steico wood fibre insulation which will be rendered or clad direct to reduce the need for external masonry.

Energy rating - All dwellings will be developed to achieving EPC A (SAP92 or greater) as a fabric first approach with ASHP with Photovoltaic panels. U Values will comply with Appendix E of Part L.

Overheating analysis - The design team will be developing the overheating analysis inline with Part O.

Secure by Design - The site has been developed to achieve Gold standard. No comments were received other than to highlight typical SBD design standards for windows/doors etc.

Flood risk analysis - Flood risk development plans demonstrate that the site is within Zone A and therefor requires no further action.

Placemaking Principle

People and Community - The proposed varied housing mix has been developed based on the local need of the community within the area for flexible and adaptable affordable dwellings. An example of this are the bungalows designed to meet specific current and developing needs.

The Public Open Spaces(POS) created on site will improve the local community interaction and integration along with their health and well-being. An existing public footpath will be adjusted and improved to flow through the new POS. Majority of the properties overlook or have some views out to the POS. With the new road connections into the site it opens up the development for the surrounding area so all can use the POS and improve links to the local footpath network.

Rain gardens, swales and trees are located around the site to assist with softening the landscaping and improving biodiversity.

Location - The site has been developed to maximise the land usage while working with the number of constraints in a positive manner by creating POS all interlinked with public footpath. Affordable housing for local people assists in the growth of the community, facilities, employment and reduces the need for travelling.

Movement - A strong local transport network reduces the dependency

on private vehicles. A public footpath crosses the site and linking to surrounding roads and green spaces. The local cycle network No.5 runs from to the east and circles the island. A bus stop on Bro Llewelyn links the village to others near by and runs to Bangor where the train station connects residents with the rest of North Wales and further afield. The proposal will connect to these networks and improve safe active travel for residents.

Mix of Uses - A varied housing mix provides a diverse user group who will occupy the site to contribute to the wider local community, businesses whilst offering a new public realm for the local community to utilise.

Public Realm - The public open spaces and footpath will be well defined, welcoming and distinct to the local area with green, scenic route linking the large open space for all to use. Robust materials, finishes and planting will be specified for durability of the space. Green infrastructure will improve ecology across the site and provide a sustainably integrate SUDs strategy.

Identity - The positive, distinctive, qualities of existing surroundings are valued and respected, with the proposed design taking its guidance from this but with a modern interpretation.

