



DESIGN AND ACCESS STATEMENT

HOUSING DEVELOPMENT

CWM ROAD, LLANDUDNO

MARCH 2025



AINSLEY
GOMON
ARCHITECTS

PROJECT DIRECTORY

Grŵp Cynefin

54 Stryd y Dyffryn,
Dinbych,
LL16 3BW

Contact:

Arwyn Evans, Pennaeth Datblygu (Head of Development)

E: Arwyn.Evans@grwpcynefin.org

R Bryn Davies, Rheolwr Prosiect Datblygu (Development Project Manager)

E: bryn.davies@grwpcynefin.org

Bryn Colborne

E: bryn.colborne@grwpcynefin.org

First Choice Housing Association (FCHA)

10 Village Way,
Cardiff,
CF15 7NE

Contact:

Marcus Thomas

E: marcusthomas@fcha.org.uk

Ainsley Gommon Architects

The Old Police Station,
15 Glynne Way,
Hawarden,
CH5 3NS

Contact: Simon Venables, Director

E: svenables@agarchitects.co.uk

PROJECT DIRECTORY

HOUSING DEVELOPMENT

CWM ROAD, LLANDUDNO

AG|A AINSLEY GOMMON ARCHITECTS

CONTENTS:

	Page No:
1.00 BACKGROUND TO THE PROPOSAL	4
2.00 CONTEXT	5
3.00 FACTORS AFFECTING DEVELOPMENT	9
4.00 DESIGN OBJECTIVES	11
5.00 CHARACTER	12
6.00 ENVIRONMENTAL SUSTAINABILITY	14
7.00 ACCESS	16
8.00 MOVEMENT	17
9.00 COMMUNITY SAFETY	17
10.00 CONSULTATION	18

CONTENTS

HOUSING DEVELOPMENT

CWM ROAD, LLANDUDNO

1.00 BACKGROUND TO THE PROPOSAL

1.01 INTRODUCTION

Llandudno is a coastal town in Conwy County Borough located on the Creuddyn peninsula, which protrudes into the Irish Sea, close to Conwy. The A470 runs into Llandudno and is accessible from Bangor via the A55.

The proposal is for a brown field site located towards the centre of the town, currently rundown and little used 'Multi Use Games Area' (MUGA) identified for disposal by the Local Authority and is located in the centre of Llandudno, Conwy. There is an existing community centre 'Ty Hapus' adjacent to the East. The site however, is not allocated in the Local Development Plan.

Grŵp Cynefin and FCHA have identified the need for new homes in Llandudno.

Grŵp Cynefin and FCHA are working collaboratively and aim to build new affordable homes in Llandudno.

The housing mix reflects the results of shared dialogue and the proposed development responds to local housing need date prepared by Grŵp Cynefin and FCHA in consultation with the Local Authority. The development will be built to Lifetime Homes Standards, Welsh Government Development Quality Requirements and Secure By Design Gold principles.

This Design and Access Statement accompanies the Major Application for Full Planning Consent in conjunction with the planning application drawings and reports prepared by Ainsley Gommon Architects, Cadnant Planning and other consultants for the proposed development.

1.02 VISION STATEMENT

The intended development is driven by the desire to provide local people with well designed, quality new homes for affordable rent in an urban location that are built utilising modern methods of construction that will improve energy efficiency and comfort for the residents, whilst also helping to reduce the overall carbon footprint of the development.

The proposed housing mix comprises: 5No. 4P2B Houses, 2No. 5P3B Houses, 3No. 2P1B W/C Accessible Apartment (GF), 3No. 3P2B Walk Up Apartment (FF), 6No. 2P1B Common Access Assisted Living Apartment, 5No. 2P1B Walk Up Apartment (Gen needs) (GF), 5No. 2P1B Walk Up Apartment (Gen needs) (FF).

The design seeks to make best use of the most positive features of the site, its open and sunny aspect, visual amenity and accessible location on the outskirts of local amenities and established residential developments.

All new homes will be arranged to maximize natural surveillance of public and semi public spaces and adjacent approaches, while taking advantage of the site's topography and views. The design will be carefully considered to create a positive and varied frontage that provides visual interest and identity, with a distinct sense of place provided by native hedges and planting that offers opportunities for enhancing biodiversity.

Manageable private gardens will be provided to each residence with hard landscaping features protecting front gardens supplemented by barrier planting to provide legibility and a sense of place with defensible space for residents.



Image 01 - Photograph of the site, facing East across the site towards Ffordd Penrhyn

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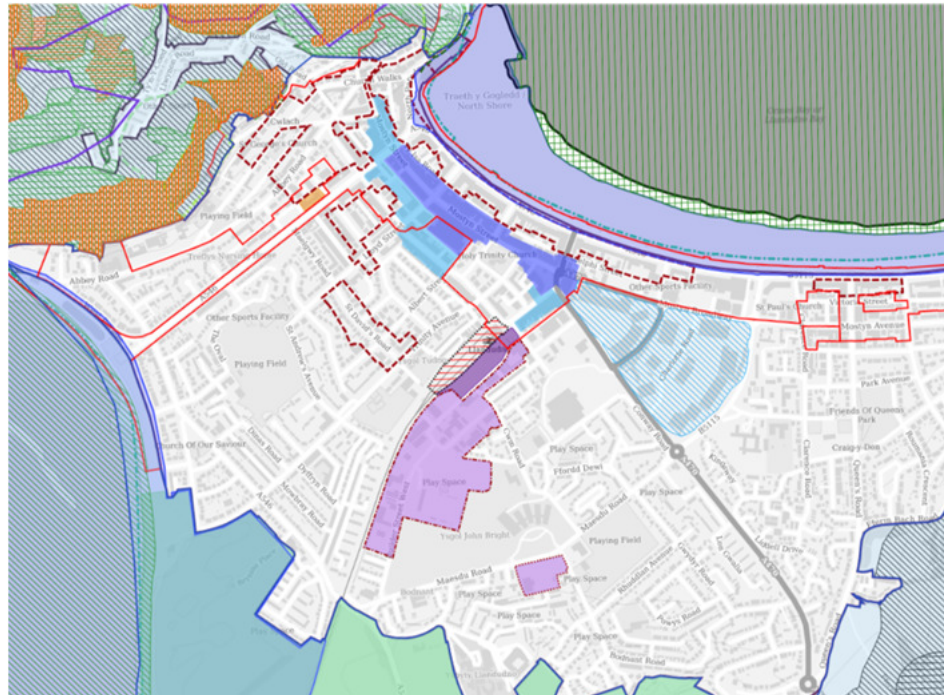
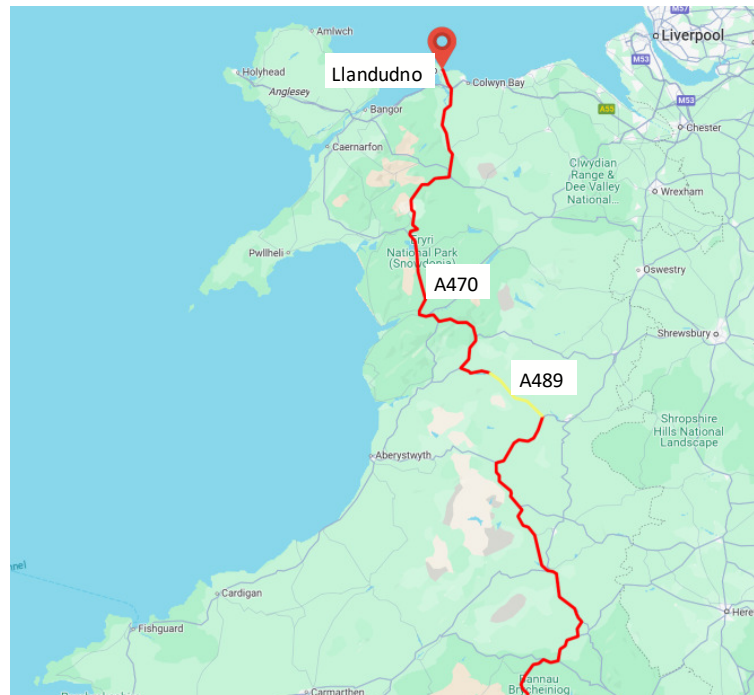
Image 02 - Photograph of the site, facing South across the site towards the junction between Cwm Road and Ffordd Penrhyn.

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1.00 - BACKGROUND TO THE PROPOSAL

HOUSING DEVELOPMENT

CWM ROAD, LLANDUDNO



- Llandudno Promenade
- Parc Llandudno Retail Park
- Llandudno Railway Station
- Mostyn Champneys Retail Park
- Llandudno Football Club
- Ysgol John Bright

01	02
03	

Image 01 - Map showing Llandudno relation to A470

Image 02 - Extract from the Local Development Plan, the site is situated centrally in the town. However, the proposed site has no allocated status.

Image 03 - Existing Aerial Photograph of the site outlined in red.

2.00 CONTEXT

2.01 LOCATION

The scheme is located in the centre of Llandudno, a town located around 20 miles East of Bangor connected by the A55, twenty miles North of Betws-y-Coed, connected by the A470 and in close proximity to Eryri National Park.

Approximately 0.4855 hectares in area. The site is a rundown and little used 'Multi Use Games Area' (MUGA) identified for disposal by the Local Authority, with a few areas of established hedges and some small trees on the northern and eastern boundaries. Located within an urban residential part of Llandudno adjacent to a few houses, residential developments and nearby shops including an Asda superstore to the east of the site. The site is bounded by Ty Hapus community centre to the east, residential properties on Howard Place in close proximity to the north. Established residential developments on Wern Y Wylan and Ffordd Gwynedd roads are located to the west and south. The density of the built fabric complements the local vernacular and then dissipates into fields nearby.

The site is well served by public transport with a bus stop located near the site along Cwm road, 63 yards to the development site that provides regular services. Llandudno railway station is located 0.3 miles away, with links to Blaenau Ffestiniog, Llandudno Junction, Manchester Airport, Crewe and Chester.

2.02 PLANNING POLICY WALES

This Design and Access Statement explains the approach to creating a sustainable development through good design in accordance with Planning Policy Wales. This goes beyond aesthetics to include the social, environmental, economic and other aspects of the development.

This Statement also aims to explain how the principles of Inclusive Design referred to in Planning Policy Wales have been incorporated to create a development that will be accessible, provide flexibility in use, and an environment that is convenient and enjoyable to use for the residents while fitting in well to the national topography.

2.03 TAN 12 - DESIGN

The development has been designed in accordance with the principles of Technical Advice Note (TAN) 12 - Design. The revised version of TAN 12 - Design was originally published in June 2009 and this Design and Access Statement has been formatted to reflect the revised content of TAN 12 (2016).

The scheme reflects the planning policy of Conwy County Council and Planning Policy Wales.

PLANNING POLICY WALES 3.39 states that:
'For most rural areas the opportunities for reducing car use and increasing walking, cycling and use of public transport are more limited than in urban areas. In rural areas most new development should be located in settlements which have relatively good accessibility by non-car modes when compared to the rural area as a whole. Development in these areas should embrace the national sustainable placemaking outcomes and, where possible, offer good active travel connections to the centres of settlements to reduce the need to travel by car for local journeys.'

2.00 - CONTEXT

HOUSING DEVELOPMENT

CWM ROAD, LLANDUDNO

POLICY PCYFF 2: DEVELOPMENT CRITERIA states that:

'Proposals should: 3. Make the most efficient use of land, including achieving densities of a minimum of 30 housing units per hectare for residential development (unless there are local circumstances or site constraints that dictate a lower density); 4. Provide appropriate amenity space to serve existing and future occupants; 5. Include provision for storing, recycling and waste management during the construction period and occupancy period; 6. Include, where applicable, provision for the appropriate management and eradication of invasive species;'

POLICY PCYFF 3: DESIGN AND PLACE SHAPING states that:

'All proposals will be expected to demonstrate high quality design which fully takes into account the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places. Innovative and energy efficient design will be particularly encouraged.'

The site in Llandudno named Cwm Road is a potential housing development site in Llandudno with a total of 29 units split into 7 No. houses and 16 No. apartments for Grŵp Cynefin and 6 units in a common and direct access assisted living apartment block for First Choice Housing to the north top corner of the site.

2.04 TAN-18 –TRANSPORT:

PPW requires that new development includes appropriate provision for pedestrians (including those with special access and mobility requirements), cycling, public transport, and traffic management and parking/servicing.

Due to its location in the centre of Llandudno, the development will help facilitate access by providing close links to public transport, and improving the pedestrian and cycling link with the local shops and amenities.

Ample parking is provided and can be managed within the site. The street layout mitigates against inappropriate parking and the obstruction of pedestrian and emergency access.

2.05 IMMEDIATE SITE

The site is located in the Creuddyn and Conwy Registered Historic Landscape and is situated on the quiet Cwm Road and Ffordd Penrhyn to the South. The A470 runs into the centre of the town; it connects to Dolgellau and Cardiff via additional connecting roads.



Image 01 - Historic Ordnance Survey Map of Llandudno, 1888-1915

01

2.00 - CONTEXT

HOUSING DEVELOPMENT

CWM ROAD, LLANDUDNO

2.00 CONTEXT

2.04 SITE PHOTOGRAPHS



View from Cwm Road Looking North



View from Cwm Road Looking South



View from Ffordd Gwynedd Looking North



Homes adjacent to site



View from Ffordd Penrhyn Looking East.



View from Ffordd Penrhyn Looking West

2.00 - CONTEXT

HOUSING DEVELOPMENT

CWM ROAD, LLANDUDNO

2.00 CONTEXT

2.05 LOCAL CONTEXT

Llandudno sits on the Creuddyn peninsula in an area named Tudno. The town is rich with historical remains, Ancient tunnels lead to a cavern at Great Orme Mines, a 1902 tramway and a 19th-century Llandudno Pier. It is known for the North Shore beach and 19th-century Llandudno Pier, with shops and a games arcade. The Little Orme to the east is a nature reserve. The town had a population of 19,700 in 2021.

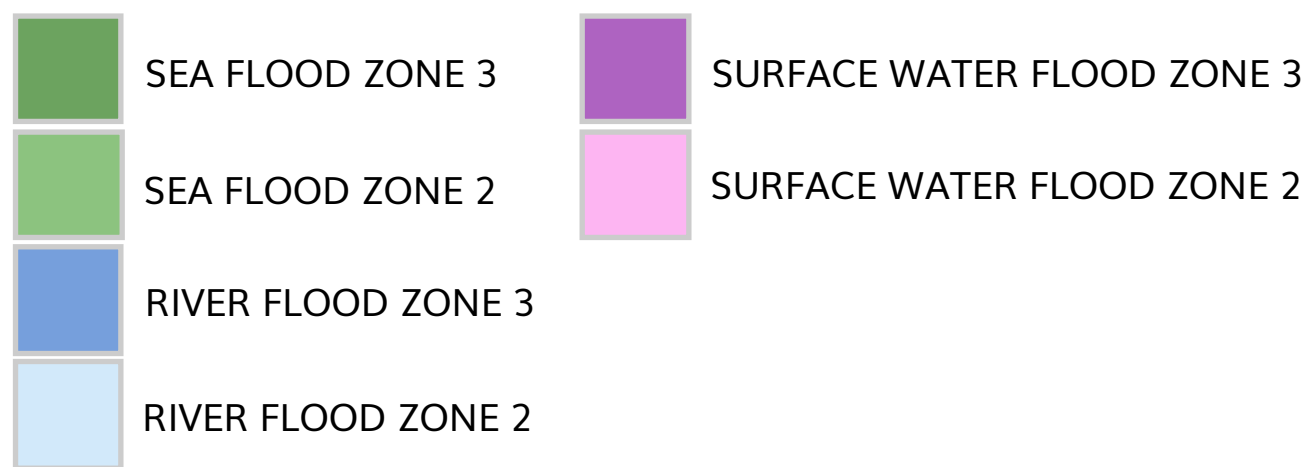
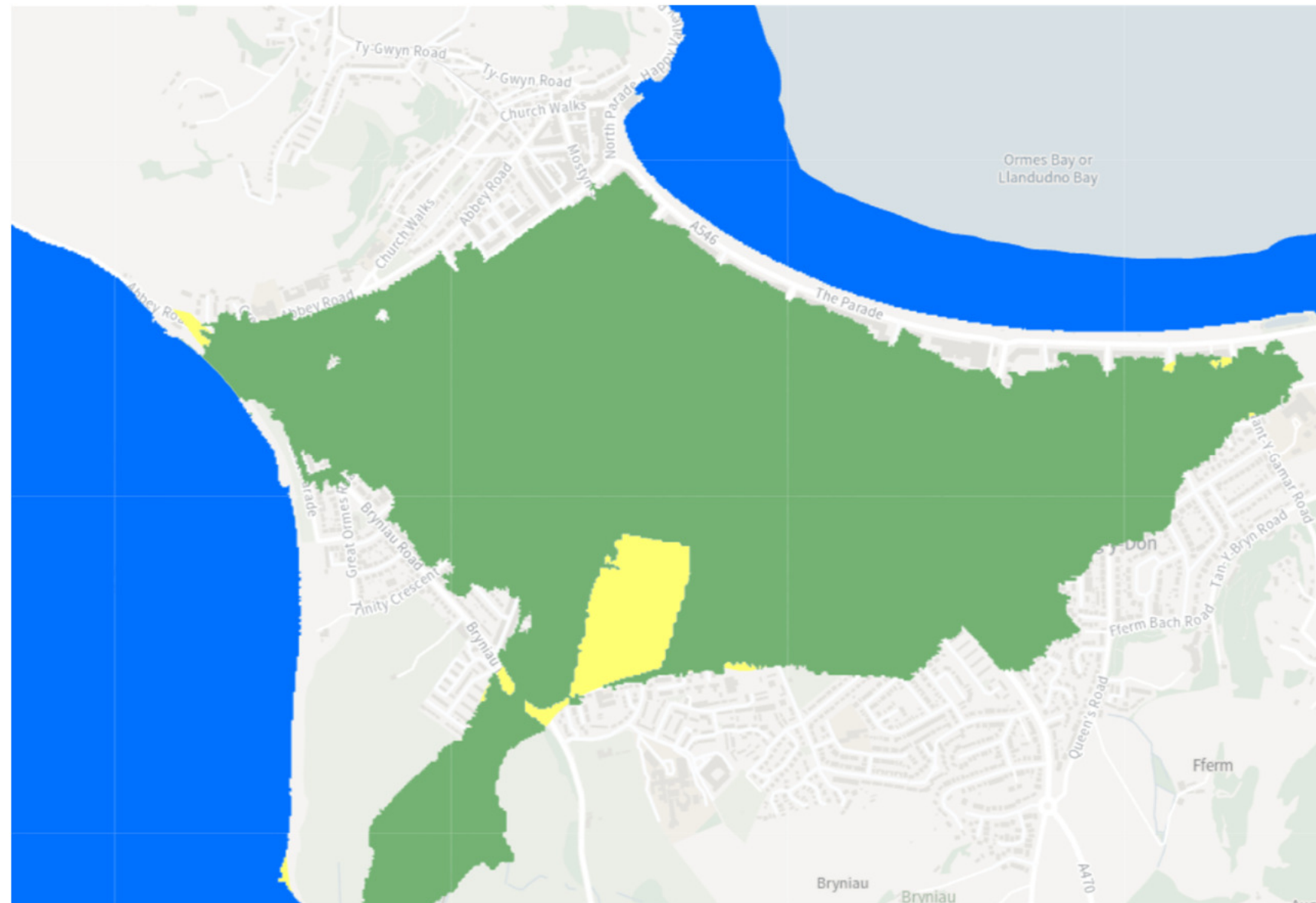
1. Immediately adjacent to the site is Ysgol Morfa Rhianedd primary school.
2. ASDA Superstore in close proximity to the site on Lon Penrhyn.
3. Ysgol John Bright Secondary School is located within walking distance from the proposed site.
4. The Great Orme headland provides vast areas of visual amenity.
5. Rendered buildings with brick detailing dominate the local vernacular.
6. Pebbledash facades are also a common material around the town.
7. Some newer buildings in the town are solely finished in brick.



2.00 - CONTEXT

HOUSING DEVELOPMENT

CWM ROAD, LLANDUDNO



3.00 FACTORS AFFECTING DEVELOPMENT

3.01 FLOODING

Natural Resources Wales Flood Risk Maps confirms that the site shows it is located in flood zone 1 from the sea. Part of the site is in flood zone 2 for surface water and small watercourses. The whole area of the site development boundary is liable to flooding. An application for SAB Approval will be made in due course. (For detailed information on flood mitigation please refer to engineer drawings).

3.02 EXISTING GROUND CONDITIONS

A ground investigation and engineer's reports will be carried out on the site and this information will be made available to the Council.

3.03 ARCHAEOLOGY

We are unaware of any archaeological finds being made in this area or any significant sites of historical interest nearby which would warrant any investigation of the site.

3.04 EXISTING SERVICES

All service utility searches have been sought for the scheme including electricity, gas, waste/ mains water & BT telecom. Refer to Engineers reports provided with this application.

3.05 HERITAGE & LISTED BUILDINGS

Llandudno is located in a registered historic landscape named Creuddyn and Conwy. There are a couple of scheduled monuments on the Great Orme including the Great Orme Copper Mines and Happy Valley.

There are a number of listed buildings within the town, the closest ones are on Vaughan Street.

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Image 01 - Image from Flood Map for Planning (Natural Resources Wales) illustrating flood risk with climate change

3.00 - FACTORS AFFECTING DEVELOPMENT

HOUSING DEVELOPMENT

CWM ROAD, LLANDUDNO

3.00 FACTORS AFFECTING DEVELOPMENT

3.01 SITE CONSTRAINTS

The site itself (diagram below) is a brownfield site classified as previous developed land as it is occupied by 'fixed surface infrastructure' with an open concrete hard standing area for the MUGA occupying the majority of the site (1). There are wide grass verges along the sides of both south east and south west boundary roads (2). Ty Hapus, existing community center overlooks and overshadows the site and delineates the eastern site boundaries (3). Some small shrubs are located between Ty Hapus and the site boundary to the east (4). The rear of the existing properties on the north western boundary overlook the site and a hedge overgrown with vegetation is found in the north corner of the site (5). There are minimal level changes across the site of around 0.1/0.2m, therefore considered to be very flat.



3.00 - FACTORS AFFECTING DEVELOPMENT

HOUSING DEVELOPMENT

CWM ROAD, LLANDUDNO

Image 01 - Opportunities & Constraints Plan

Image 02 - Location Plan

Image 03 - Site Section facing South

01	02
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KEY:

■	3No. 2P1B W/C ACCESSIBLE APARTMENT (GF) 3No. 3P2B WALK UP APARTMENTS (FF)	62.9m ² 71.1m ²	x6
■	4P2B HOUSE	84.6m ²	x5
■	5P3B HOUSE	96.9m ²	x2
■	2P1B WALK UP ASSISTED LIVING APARTMENTS	53m ²	x6
■	5No. 2P1B WALK UP APARTMENT (GEN NEEDS) (GF) 5No. 2P1B WALK UP APARTMENT (GEN NEEDS) (FF)	54.8m ² 60.4m ²	x10
TOTAL UNITS 29			

4.00 DESIGN OBJECTIVES

4.01 DESIGN CONCEPT AND PRINCIPLES

The development comprises 29 units split into 7 No. houses and 16 No. apartments for Grŵp Cynefin and 6 units in a common and direct access assisted living apartment block for First Choice Housing to the north top corner of the site. The 2 and 3 bed houses for Grŵp Cynefin are located to the north west area of the site. The 16 No. 1 and 2 bed apartments for Grŵp Cynefin are to the south of the site, consisting of 3 No. wheelchair accessible apartments (GF), and 13 No. general needs walk up apartments. Built to Welsh Assembly Design Quality Requirements (DQR) and Lifetime Homes Standards for future adaptability on a brownfield site, in Llandudno.

The layout takes into account the urban character of the site in the centre of the town, with a high density of dwellings. There are positive frontages with dwellings set back from Cwm Road and Ffordd Penrhyn that provide wide site frontages and permeability to the local surroundings.

The design seeks to make best use of the site's most positive features, its open and sunny aspect, minimal level changes across the site, therefore considered to be very flat, visual amenity and accessible location in the centre of the town and local amenities.

By planting small areas of the site with trees and hedges for wildlife, it provides a sense of identity and enhances the biodiversity in the urban surroundings, and creating a sense of place for families and wildlife to flourish.

The creation of a new footpath at the front of the site along Cwm Road and Ffordd Penrhyn enhancing site permeability, linking the new housing to the main road (Conway Road) and providing a route that connects the proposed development with the high street. The dwellings correspond to the location of Flood Zone 3, ensuring the finish floor levels are high enough whilst responding to the existing site levels. Existing trees and established hedges to the north will be retained, providing an attractive green edge to the scheme that encourages wildlife and biodiversity, as well as being compliant with SuDs regulations.

The design has been carefully considered to create a positive and varied frontage with bay windows located on key gables in keeping with the vernacular and all homes are arranged to maximize natural surveillance of public and semi public spaces and their adjacent approaches.

Manageable, secure, private gardens with lockable gates, enclosed by boundary treatments that will ensure private properties are not overlooked, and parking spaces in accordance with 'Secure by Design' Gold requirements, will be provided to each residence. Fences between houses and the block of 6 No. wheelchair accessible and walk up apartments at the front of the site on the south eastern boundary that are offset from the property line have a privacy screen at 1.8m for 2m in length for the patio area and are lowered to 1.2m to allow friendly communication between neighbours. The block of 6 walk up assisted living apartments for FCHA has a communal garden with 1.8m fences. The rear communal area to the block of 10 No. walk up apartments has a 900mm high bar railing. Around the perimeter of the large parking court in the centre of the site to the rear of the properties there are 1.2m fences with 600mm trellis above for transparency of the space to allow for surveillance and privacy. Hard landscaping features protecting front gardens, supplemented by barrier planting and paving carefully chosen to provide clear demarcation, will provide legibility and a sense of place with defensible space for residents.

Orientation of the homes has been carefully considered on the site layout orientated to the south, east or west, whenever possible, to benefit from passive solar gain. The scheme aims to maximise the benefits of natural light, reducing the need for artificial lighting.

01

Image 01 - Proposed Site Plan

02

4.00 - DESIGN OBJECTIVES

HOUSING DEVELOPMENT

CWM ROAD, LLANDUDNO

5.00 CHARACTER

5.01 LAYOUT AND LANDSCAPE DESIGN

The arrangement of dwellings within the scheme reflects a considered approach towards the site condition and context. The development introduces modern housing with exemplary space standards to support local need. The site will be enhanced with new planting for wildlife and will increase the biodiversity and ecology of the site. Low maintenance planting to side and front gardens will include barrier planted shrubbery and hedgerows to support wildlife. The proposed arrangement of the dwellings on the site will afford the private gardens morning, midday and afternoon sun depending on orientation. All properties will have associated car parking spaces.

New positive street frontages have been created along Cwm Road, Ffordd Penrhyn and the proposed access road within the site, which has been designed to adoptable standards. Properties with front gables are located on the end plots as book ends to the development, providing additional security through overlooking and creating elevational interest in key locations. The house types, strong visual elements and edge planting will create a pleasant and varied streetscape with clear plot demarcations.

Private rear gardens face the boundaries in order to enhance security in the centre of the site.

5.02 SCALE

The proposed development is residential in scale, providing two storey dwelling, with staggered elevations and roof lines to help create interest, identity and architectural variety. Hipped roofs on the apartment blocks reduce the scale of the blocks and are in keeping with the local vernacular.

The proposed housing mix of 29 no. dwellings comprises:

- 7 No. houses for Grŵp Cynefin
- 16 No. apartments for Grŵp Cynefin
- 6 No. apartments for First Choice Housing

The arrangement of these dwellings is intended to sensitively address the varying site conditions. Clustered groupings of houses articulate their respective shared semi-public spaces. Houses with bay windows articulate the corners of the scheme and overlook shared spaces, whilst providing positive frontages. The new footpath into the site off Cwm Road is proposed on the existing wide grass verge, adjacent to the new road helping to make the pedestrian route a welcoming entrance to the site.

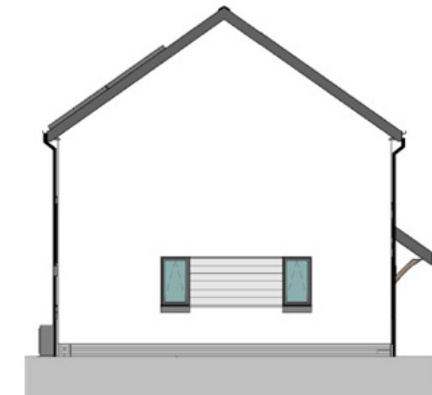
Elevational treatments have been designed to be sympathetic to the residential properties in the nearby town, creating interest and variation whilst complimenting the building on the residential estates. The apartments are designed with hipped roofs to reduce the scale of the mass and the impact on the residential area.



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

Image 01 - 3D View facing North East

Image 02 - Typical 3P2B House Elevations

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5.00 - CHARACTER

HOUSING DEVELOPMENT

CWM ROAD, LLANDUDNO



5.04 EXTERNAL SPACES

The schemes layout has been carefully considered to optimise the relationship between the new homes and their surroundings. The new homes have been designed to benefit from passive solar gain and ensure good levels of natural light within the primary living spaces. The kitchen dining rooms of the houses and apartments open onto private gardens, allowing the residents to enjoy the outdoor space and access to external drying areas. All houses have generous gardens with planted areas to the front looking onto green spaces and parking. Planting has been provided to public and semi-public spaces to improve the biodiversity on site while also creating interest throughout the year. Off road parking is provided for all properties with level access paths into each home. For additional information on the public areas of the scheme, please refer to 4.01, Design Concept and Principles.

5.05 SITE ACCESS

The site access has been carefully considered with regard to highway safety and adoption standards with adequate visibility splays provided. The new road off Cwm Road is 5.5m wide, with sufficient turning radii and 2m wide footpaths. All parking spaces for the scheme are provided off the proposed road with a suitable number of spaces per property, to help reduce the need to park on the street with further visitor spaces spread across the scheme.

5.05 APPEARANCE

The town of Llandudno and nearby areas have a distinct local character and appearance — buildings with render facades and slate roofs typify the vernacular. The houses along Cwm Road and adjacent to the site mainly consist of two-storey terraced and semi-detached houses. The houses in the surrounding area are mostly pebbledash and rough cast render with brick feature detailing between openings, as well as stone cills and full stone window surroundings. Some newer developments are solely brick. The existing residential developments are commonly positioned around cul-de-sacs with greenspace in the centre.

It is proposed that the new residential development will be sympathetic to the typical local character and materiality, maintaining traditional pitched roof forms and domestically scaled fenestration while providing architectural interest through variety within the building forms, materials and detailing.

Proposed external materials (some of which will be provided for approval) are:

- Off white render.
- Accent timber features will be used to add interest to the elevations.
- Welsh Slate or interlocking reconstituted slate tiles to roofs.
- Energy efficient white UPVC double glazed windows to complement existing properties.

The additional proposed features are:

- Bay window on the 5P3B House to reflect the local context.

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Image 01 - Aerial view of site model facing south east

5.00 - CHARACTER

HOUSING DEVELOPMENT

CWM ROAD, LLANDUDNO

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6.00 ENVIRONMENTAL SUSTAINABILITY

6.01 LANDSCAPE/TOWNSCAPE SETTING

The site is located close to local amenities and has good public transport links. It is close to National Cycle Route 5 with a network link route near the site on Maesdu Road, which is a long distance route that connects Reading and Holyhead via Oxford, Stratford-upon-Avon, Bromsgrove, Birmingham, Stoke-on-Trent, Chester, to North Wales; Colwyn Bay and Bangor. The site is, therefore, ideally located for car free recreation and commuter travel.

From the outset the proposed development has been designed to work with the site and its landscape context, with scale and density cues taken from existing groupings of adjacent properties carefully incorporated to complement and improve the existing pattern and form of the area. Landscape features have influenced the design solutions adopted and the resultant proposals, focussed on featuring staggered elevations, variable massing and changes in height create a scheme which gives architectural variety and interest.

The scheme is domestic in scale and appearance and the proposed massing, use of materials and regular fenestration patterns reference and complement the vernacular.

6.02 BIODIVERSITY & LOCAL ENVIRONMENT

Currently, the site consists of a rundown and little used 'Multi Use Games Area' (MUGA) identified for disposal by the Local Authority. Along the eastern boundary there is an existing community centre 'Ty Hapus'. Established hedges to the northern boundary will be retained. The Ecology Report included within the Planning Application will provide information that could impact biodiversity, habitats or species. This will inform the detailed landscape proposals that will be provided in due course and submitted for planning approval.

The proposed new development will also have a positive effect on the biodiversity within the local environment by providing new planting areas allowing the creation of possible habitats and feeding opportunities. In addition to the garden spaces, the scheme introduces a number of new trees and hedges that help mitigate overlooking issues, provide greater privacy and stronger edges to boundaries, and increase site biodiversity and greening. A proposed planting will provide additional habitat areas as well as decreasing the risk of future flooding due to climate change.

A landscape scheme is being procured to enhance the natural diversity including planting of native species hedgerows, trees and planting.

6.03 ENERGY EFFICIENCY/CARBON REDUCTION

The aim of the sustainability strategy is to minimise the energy demand and carbon emissions associated with the proposed development, and therefore limit the effect on the environment.



Image 01 - View of the site looking from the perspective of the proposed site entrance.

01

Image 02 - Ty Hapus Community Centre adjacent to the site boundary off Ffordd Penrhyn.

02

6.00 - ENVIRONMENTAL SUSTAINABILITY

HOUSING DEVELOPMENT

CWM ROAD, LLANDUDNO

Orientation, micro-climate and built form have all been considered to promote passive solar gain, natural light and wind protection, which will all contribute towards reducing the energy demand.

The following strategies will be used to reduce energy usage:

- External elements (walls, floor, roof and windows and doors) to have high thermal properties to reduce heat loss
- Energy efficient heating and hot water systems will be specified within the units.
- Photovoltaic panels to meet the electrical demands of the properties
- 100% low energy light fittings will be used within all the properties.
- External drying areas are provided to help reduce energy usage
- 'A' rated domestic appliances will be specified within the dwellings.



Element	Location	Material	Outline Specification	Green Guide Rating
External Walls	As elevations	Render	Through colour render on blockwork cavity wall or high performance timber frame.	A+
External Doors	As elevations	uPVC	High performance	A
Windows	As elevations	uPVC	High performance	A
Pitched Roofs	As elevations	Natural slates	On trussed rafters	A

6.04 SUSTAINABLE MATERIALS

Environmentally responsible methods of construction and a palette of sustainable, locally sourced, materials will be chosen wherever possible to produce a design that is both energy efficient and environmentally conscious.

Materials will be selected from local sources wherever possible to minimise transport energy use and help sustain the local economy. The materials have been chosen for their sustainability in reference to the 'BRE' Green Guide to Specification.

6.05 WATER

In order for the houses to utilise as little water as possible, water efficiency within the building will be maintained through the installation of dual flush toilets and the use of flow restrictors on taps.

Drainage will be linked to the existing infrastructure subject to dialogue with the Local Authority. Water butts will be provided to collect rainwater and reduce the use of potable water for watering garden plants.

Sustainable Urban Drainage Systems will be considered to avoid overloading the existing infrastructure subject to dialogue with the Local Authority.

6.06 WASTE MANAGEMENT

A site waste minimisation plan will be produced to follow the 'Construction Waste Minimisation Good Practice Guide.' The main contractor will be a member of the Considerate Constructors Scheme. A post-construction domestic waste management and recycling scheme will be implemented. All kitchens will have internal recycling bins to encourage residents to recycle and minimise their own waste. Removal of standard refuse, recycled and garden waste will be dealt with by Conwy County Council.

6.07 CLIMATE RESILIENCE

Over the next 50 years the climate is expected to change. Although we cannot be certain what these changes will be, general trends have been predicted. The global mean temperature is expected to rise by between 1 and 3.5°C. In Britain this is expected to mean warmer summers and colder winters. We are also expected to have more extremes of weather, with greater risks of floods and droughts.

To ensure the proposed development can cope with any future changes a number of features have been designed in. The buildings have been designed to be as energy efficient as possible so as not to contribute further to climate change. The aim is meeting the needs of the present without compromising people's ability to do so in the future.



- 01
- 02
- 03

Image 01 - The new homes will be highly sustainable and residents will be encouraged to minimise resource use and manage waste
 Image 02 - Table demonstrating a selection of different materials proposed for use in construction and the desirable aims for BRE Green Guide to Specification rating.
 Image 03 - Street Elevation from Cwm Road

6.00 - ENVIRONMENTAL SUSTAINABILITY

HOUSING DEVELOPMENT

CWM ROAD, LLANDUDNO

7.00 ACCESS

7.01 SITE LOCATION

The proposed site is considered to be in a sustainable location in the centre of Llandudno with good public transport allowing potential residents easy access to amenities in the wider area without the use of a car.

A bus stop located next to the proposed development on Cwm Road that provides regular services to Llandudno.

The residents will be living within walking distance of local amenities and adjacent to Conway Road (A470) for commuting to a wider area.

The development is in a prime location with views towards the Great Orm and Little Orm. It is a short walk from the local leisure centre and community library allowing the residents to have a positive relationship with the local community. Regarding education, the site is in close proximity to Ysgol

7.02 INCLUSIVE DESIGN

A primary aim of the scheme is to create a place that is easily accessible to everyone living within the scheme or visiting the new homes.

All external surfaces on the site will have minimum undulation, be non-slip and well laid. Any joints between paving or between changes of material will be no more than 10mm wide and any utility access covers featuring within the hard landscaping will protrude no more than 5mm above the paving level.

Where there are any changes in height or direction the surfaces will be clearly marked by a change of texture and a contrasting colour and where appropriate up stand kerbs or low rails.

All paths will be a minimum width of 900mm and will be continuous with no obstructions. It is anticipated that paths around the buildings will be a minimum of 1000mm for wheelchair access, and where possible will be 1200mm wide. Building entrances will be highly visible and ramped approaches to entrances will be a minimum of 1200mm wide with a maximum gradient of 1:12.

All doors will have a minimum effective clear width of 800mm.

The proposed road has been designed to adoptable standards, complying with Highway Authority guidelines and is able to accommodate emergency vehicle access. Most properties have within curtilage parking or spaces adjacent to the properties, within close proximity to entrances to allow good accessibility.



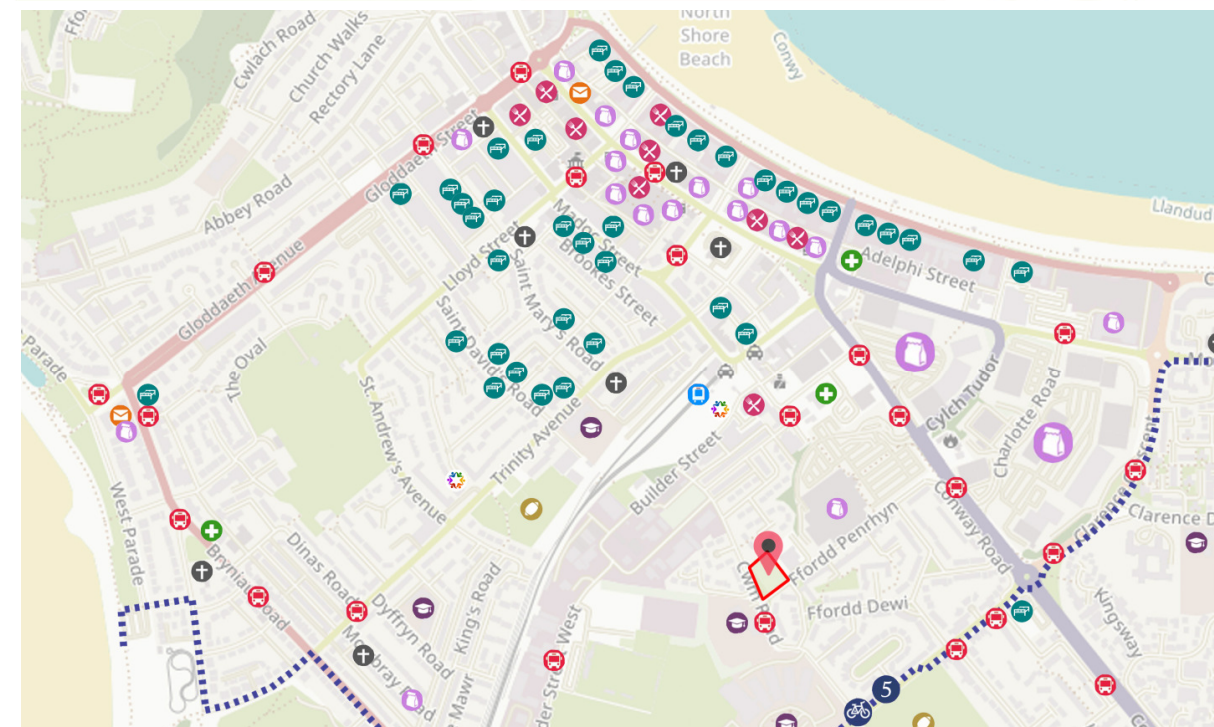
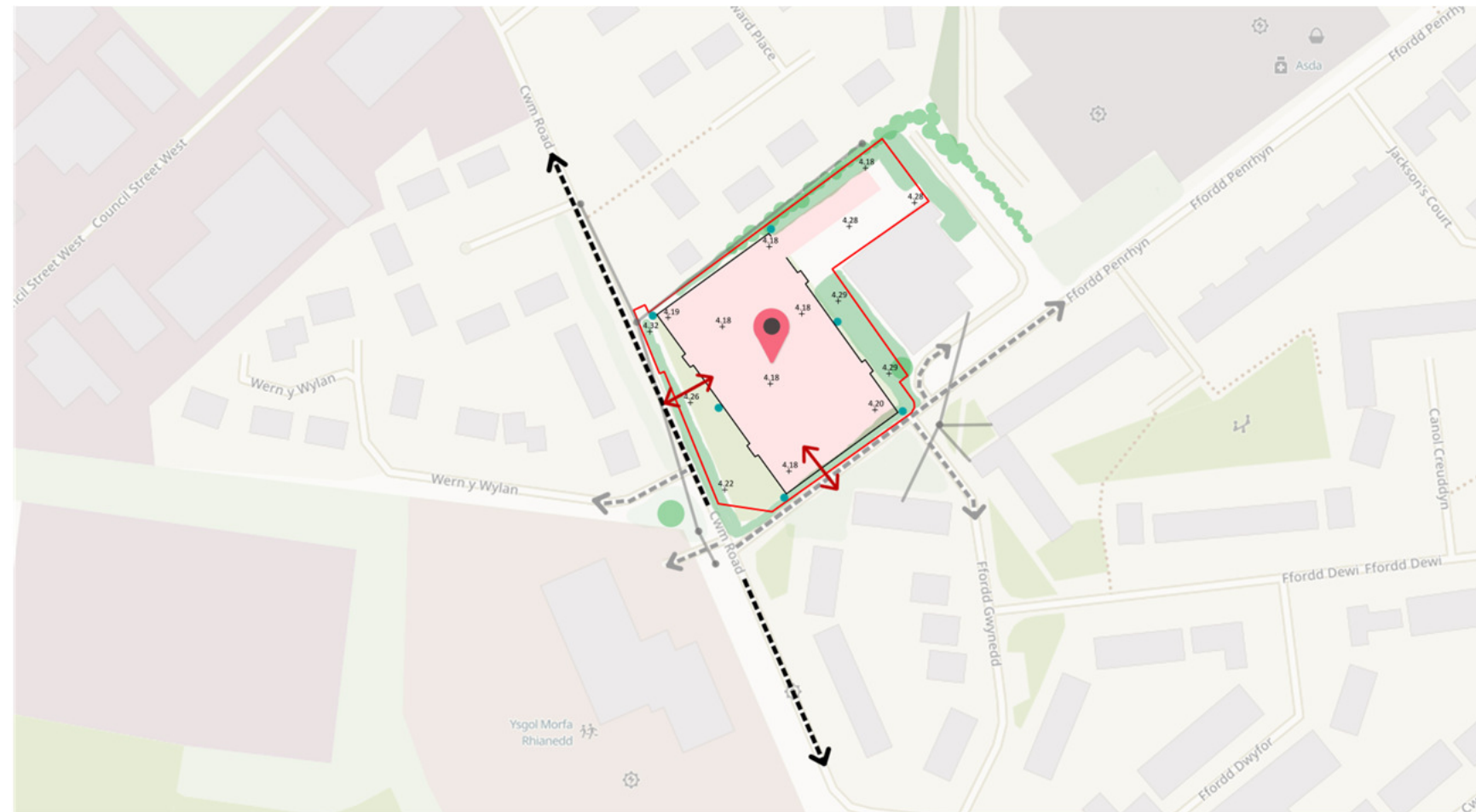
Image 01 – 3D View of the proposed development facing north east

01

7.00 - ACCESS

HOUSING DEVELOPMENT

CWM ROAD, LLANDUDNO



01

Image 01 - Site area map showing proposed site access points.

02

Image 02 - Local map showing proximity to local amenities and transport routes.

8.00 MOVEMENT

8.01 INTEGRATION/CONNECTIONS

The town of Tywyn is well situated with the A470 running through its centre which is the primary route connecting north Wales to Cardiff. The site is also located close to the A55 with runs across north Wales connecting east to west.

8.02 TRANSPORT MODES

The site is highly accessible via walking, cycling and public transport. There is a bus stop near to the site, with regular buses running throughout the day to Conwy, Colwyn Bay, Rhyl, Caernarfon and Bangor.

A wide range of different transport modes are suitable for both residents and visitors. Local amenities and shops are within walking and cycling distance. The site is within safe and convenient walking distance of the leisure center and other community resources.

The site is located close to National Cycle Route 5 which runs in sections between Holyhead and Reading

8.03 SERVICING

All properties have designated areas to store wheelie bins to allow refuse to be removed by the local council. A post-construction domestic waste management and recycling scheme will be implemented. All kitchens will have internal recycling bins to encourage residents to recycle and minimise their own waste.

8.04 PARKING

The scheme allows each dwelling off street parking. In this case;

- 1 space per 2P1B Apartment
- 1 space per 3p2b Apartment
- 2 spaces per 4p2b House
- 2 spaces per 5p3b House
- Visitor parking spaces

4.02 AMOUNT

The development offers the following:

- 6 No. 2P1B Walk Up Assisted Living Apartments
- 10 No. 2P1B Walk Up Apartments (General Needs)
- 3 No. 3P2B Walk Up Apartments
- 3 No. 2P1B Wheelchair Accessible Apartments
- 5 No. 4P2B House & 5P3B House
- Visitor parking spaces

All parking spaces are overlooked by their own property and neighbours.

8.00 - MOVEMENT

HOUSING DEVELOPMENT

CWM ROAD, LLANDUDNO

9.00 COMMUNITY SAFETY

9.01 COMMUNITY

Introducing housing to the site will help to provide much needed affordable accommodation for local residents, encouraging people to stay within the town.

9.02 SECURED BY DESIGN & SURVEILLANCE

Security is of paramount importance for the proposed development and methods to prevent crime have been considered from the design's outset.

A Secured by Design application has been submitted for the site targeting the Gold Standard. The development has been designed to allow for sustainable management by ensuring that spaces are overlooked and naturally supervised. The form and layout of the housing helps to provide a sense of enclosure.

9.03 BOUNDARY TREATMENTS

A range of proposed boundary treatments ensure the scheme is suitably enclosed and protected, all to Secure by Design standards. Secure rear and front garden fences will maintain garden privacy while creating a robust building line. Please refer to Site Plan to see boundary treatments.

10.0 CONSULTATION

10.01 CONSULTATION

As a Major Planning Application, consultation with statutory consultees and local residents will be carried out through the mandatory 28 day Pre-Application Consultation Period. On completion of the consultation period a Pre Application Consultation report will be prepared prior to the Planning Submission to summarise and respond to the consultation responses.



Image 01 – 3D Aerial view of the development

01

9.00 COMMUNITY SAFETY & 10.0 CONSULTATION

HOUSING DEVELOPMENT

CWM ROAD, LLANDUDNO

AG|A AINSLEY GOMMON ARCHITECTS