

# Concept Stage

# Maes Mona, Amlwch, Ynys Môn

### Information

#### Client

Cyngor Sir Ynys Môn | Isle of Anglesey County Council

#### Scheme Name

Newbuild Housing at Maes Mona

#### Scheme Address

Maes Mona, Amlwch

#### Design Team

- Architects **Saer Architects**
- Civil Engineers **Cadarn Consulting**
- Landscape Architect **Tirlun Barr Associates**
- Project Manager **Wakemans**
- Planning Consultant **Owen Devenport Ltd**
- DOC0 **Chris Livesay—SBD Application Gold**



# 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	1:200
0009 - Street Scene	1:200
0010 - House plans and elevations	1:100
0020 - Visuals / 3D	

### Other

N/A - Existing building plans
N/A - Existing building elevations

## Project Design Brief (by Client)

The Isle of Anglesey County Council wishes to develop a mixed affordable housing scheme, based on a housing need identified within our Housing Prospectus. We are looking for a mixed tenure scheme of social and intermediate rented houses as well as properties to be sold under our Shared Equity scheme.

We are looking for a pleasant new housing estate with public open spaces and energy efficient homes, somewhere people can be proud to live in. Houses should be built to Welsh Government WDQR21 standard as well as Lifetime Homes and achieve Secured by Design Gold Standard. Reference should be made to WG's Site Context Analysis Guidance.

A site has been identified at Maes Mona, Amlwch and is in the ownership of Anglesey Council. The site is allocated for housing in the Joint Local Development Plan and lies within the town's Development Boundary.

The site abuts an existing council owned housing estate on the south side with two possible access routes, another possible access route is available from Bull Bay Road to the North of the site, to the west is open farmland.

## Energy efficiency/Construction

All houses are to achieve an energy efficiency rating of EPC A (SAP 92+) adopting a fabric first approach. We envisage the properties to be built using modern methods of construction as defined under categories 1 or 2 in WG's vision for affordable housing – 'Re-imagining Social House Building in Wales', February 2020. Suitable heating will be provided by means of electricity and not mains gas. We would expect some use of renewable energy as well.

The site adjoins an Area of Outstanding Natural Beauty.

The site is steep in parts and rocky.

An archaeological survey may be required.

The ecology of the site will have to be respected.

## Market Analysis / housing mix

Information to be provided by the Client

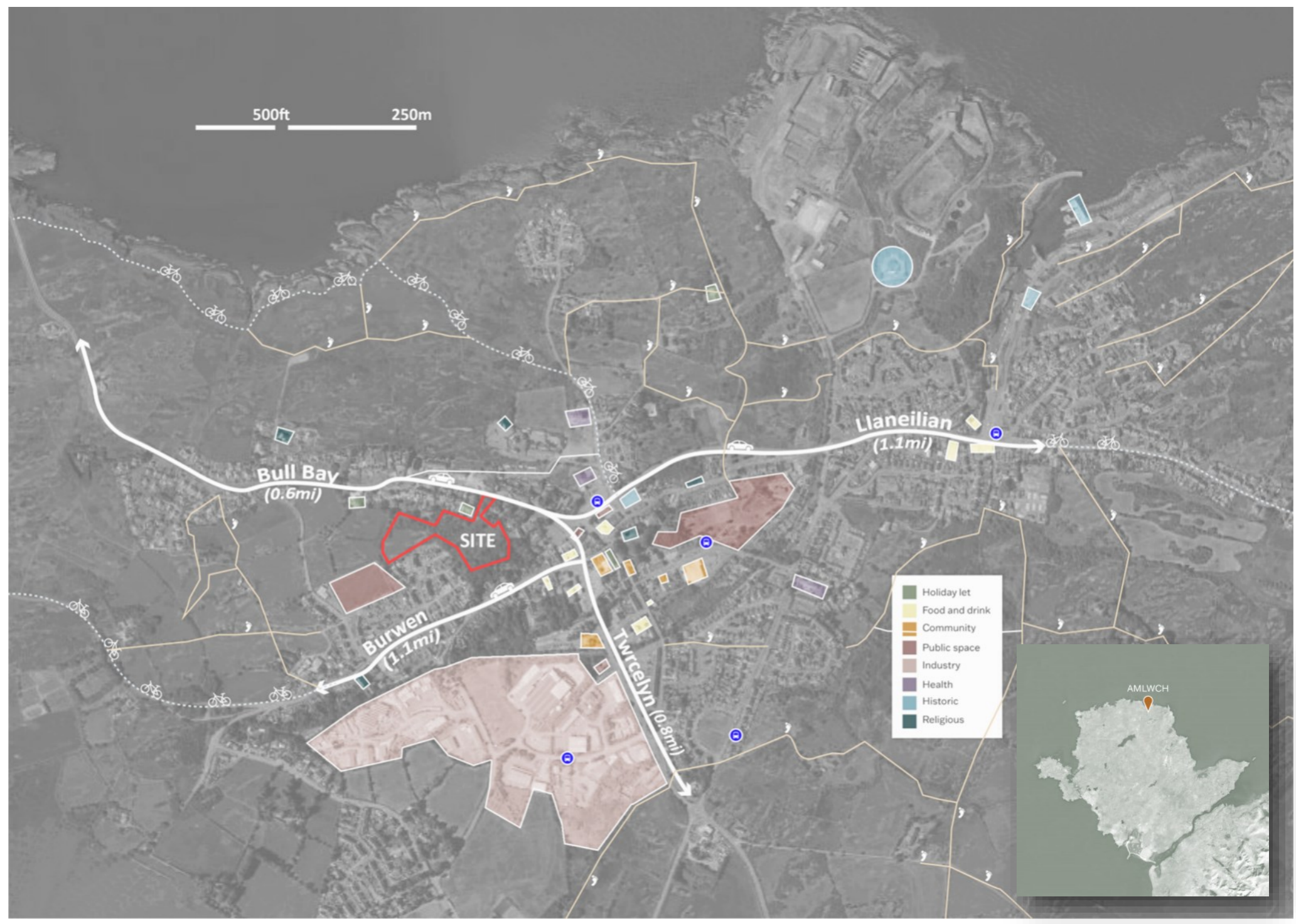
# Area Analysis

**Site Location** - Amlwch is a small town located on the north eastern corner of Anglesey. The proposed site is located to the east of the town, on a parcel of greenfield land with Bull Bay Road to the north and the Maes Mona housing estate to the south.

**Surrounding Land and Building Use** - The Maes Mona Council owned residential estate lies to the south of the site, with two spur roads providing potential access to the development site. A large wooded area under private ownership lies to the south east, with large detached residential properties backing onto the site from the north and east. Open fields lie to west. The town centre is within walking distance and has a number of amenities including a primary school and secondary school, doctors surgery, church and shops.

**Road Hierarchy & access** - Amlwch is 15miles from Holyhead and from Llangefni, connected by a number of well used A and B roads. The major A5025 Bull Bay Road runs to the north of the site, with a small parcel of the site extending to the road boundary although visibility splays are challenging to provide vehicle access. The existing Maes Mona estate roads connect to the site from the south.

**Public Transport** - Amlwch is well connected with nine bus routes connecting to the major towns on Anglesey and Bangor on the mainland with bus stops dotted around Amlwch.



# Site Analysis

**Planning Context** - Council's Pre-planning advice was largely positive. Further information relating to housing need, ecology and highways is being collated in advance of the Full Planning Application.

**Topography** - The topography of the site undulates, experiencing nearly a nine meter level change across the site. Low points are found at the most eastern and westerly points, rising to a highpoint towards the centre of the site, where there are a number of rocky outcrops.

**Green & Blue Infrastructure** - A small river/watercourse runs along the western boundary. There are pockets of trees around the site, one to the northern boundary and another along the southern boundary with hedgerows along most of the other boundaries. .

**Ecology** - The ecology report found that there was Potential for both hedgehogs and nesting birds on site. Mitigation measures for enhanced site ecology have been included within the finalised ecology report.

**Ground Conditions** - The ground investigation found that there are varying depths of topsoil between 300-600mm with glacial till/fill going down a further 1m in most places up to bedrock. Strip foundations to be used with ground bearing slabs unless floor void over 600mm.

**Utilities and Infrastructure** - A Level 2 Utility Study shows there's no utilities across the site but while a new substation will be required.



# Site Analysis

**Urban form** - In the 18th century Amlwch grew around the town's harbour due to the growth of the copper mine that was the world's biggest at the time. Following the decline Amlwch population reduced and relied on ship building. Amlwch town has grown around the port and the town centre with terraced properties running down the A5025, Bethesda Street and Llaneilian Road. Newer developments have been located off these roads with semi detached and detached houses and bungalows forming the newer developments. An industrial park is located to the south of Amlwch.

**Building scale, height, density, character & building traditions** - The majority of the properties around Amlwch are two storeys with some smaller single storey bungalows provided. Some larger 3 and 4 storey properties are located centrally. The pallet of materials is mainly render with stone features and some clad elements.

**History & archaeology** - The site is set within a Landscape of Outstanding Historic Interest, with a Conservation Area nearby, and two Listed Buildings in proximity. A Heritage Impact Assessment is not technically required but one will be prepared to formally assess the matter. GAPS have not flagged the need for an Archaeology Survey at this stage.



# Context



*Bull Bay Rd - White render, hip slate roof, dormer window,*



*Bull Bay Rd - Cream render, brick corners*



*Bull Bay Rd - White render, bay window in feature gable*



*Bull Bay Rd - Pebbledash, stone bay*



*Maes William W.V.C. - Brick bay and corners, slate roof*



*Trehinon - White render, brick cills and heads, slate roof*



*Bethesda St - Pebbledash, facing gables, slate roof*



*Bull Bay Rd - Brick and pebbledash, facing gable, slate roof*



# Context



**Bull Bay Rd** - White render, dormer windows, double facing gables



**Bull Bay Rd** - White render, arched canopy, slate roof



**Bull Bay Rd** - Off-white render, gable feature, slate roof



**Bull Bay Rd** - Pebbledash, door canopies, slate roofs, solar panelling



**28 Gorwel** - Stone, pebbledash, slate roof



**18 The Links** - Brick feature bay, pebbledash, slate roof



**Bull Bay Rd** - Off-white render, double gable, bay windows



**Bull Bay Rd**- Brick, white render, slate roof, feature dormer windows



# Context



*Bull Bay Road - White render,*



*Bull Bay Rd - White render, slate roof , gable front*



*Bull Bay Rd - White render, timber cladding, door canopies, slate roof*



*Bull Bay Rd - Half brick and render gable, slate roof*



*Bull Bay Rd - Facing gable, tiled roof, pebbledash*



*Amlwch Business Park - Green steel sheets,*



*Bull Bay Rd - Stone, concrete, unique massing and form*



*Parys Rd - White render, skillion slate roof,*





# SWOT

## Strengths

- Existing green infrastructure will lead to a landscape led design
- Site location central to Amlwch and strong links to North Wales

## Weaknesses

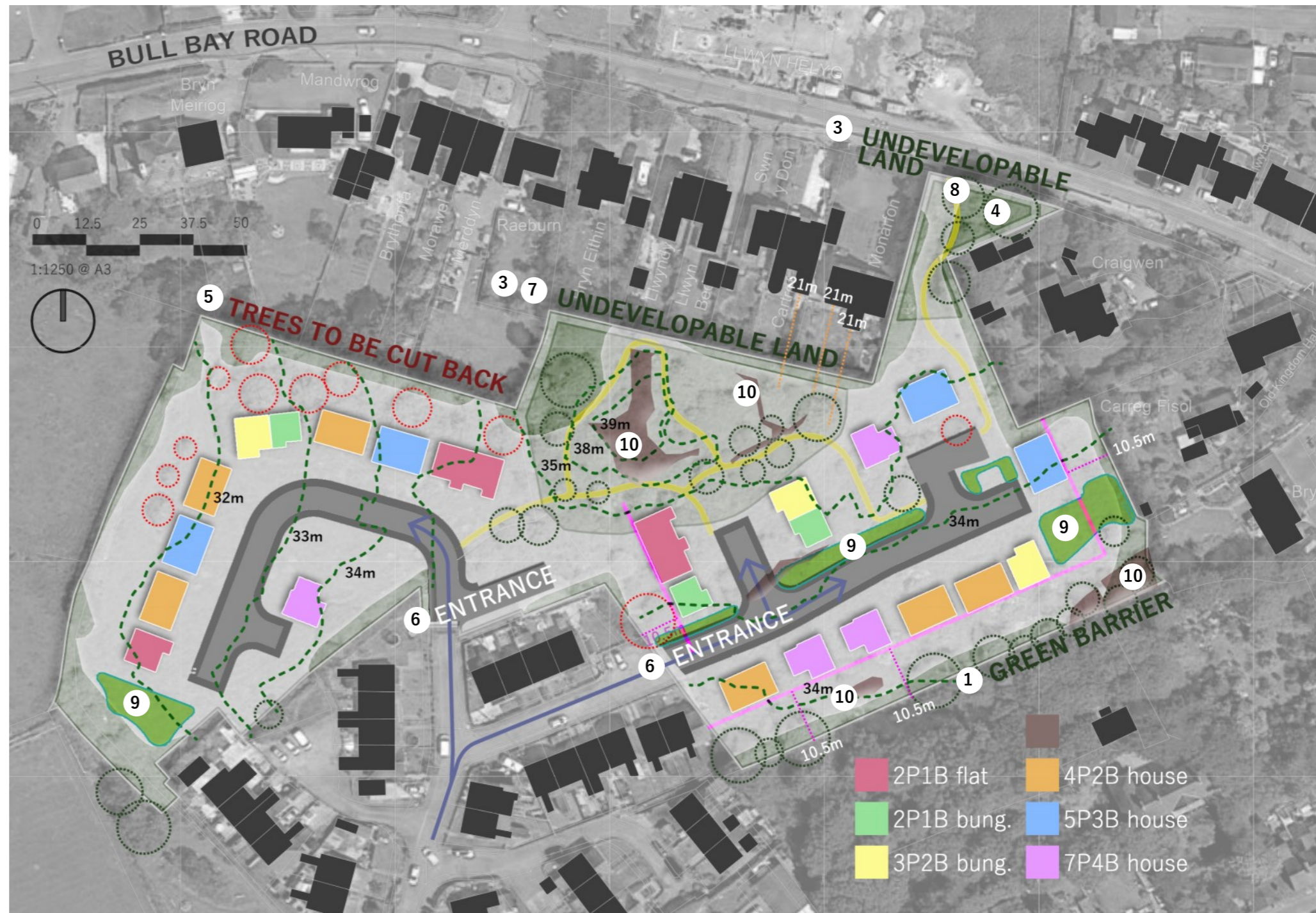
- Challenging site levels with areas of undevelopable land
- Limited access points into site. Access from Bull Bay Road not feasible due to visibility splay requirements.
- Some trees and shrubs may need to be removed

## Opportunities

- Able to provide two site access points to phase the development
- Opportunity to link the undevelopable land and create an interesting Public Open Space that provides Ecology enhancements
- Opportunity to provide a footpath to Bull Bay Road which improves the development link to Amlwch centre and travel routes
- Low areas of the site providing SuDS basins with green swales along the street frontage providing soft landscaping

## Threats (note site abnormals)

- Areas of rocky outcrop mean the development will have to be designed around these or rock removed



# Site Plan

## Design proposal

The design proposal has been split into 2 phases to simplify access from Maes Mona in two areas. To obtain access we have relocated some parking spaces and provided additional spaces to the rear of the northern housing block to the north of Maes Mona.

Due to the areas of undevelopable land the development is concentrated in pockets of land to the west and south east of the site. The public open space then provides a link between the two phases and access onto Bull Bay Road. The design has been developed to limit the amount of ground works and reduce the removal of existing ecological features. Raingardens provide additional planting areas throughout the development and leads the surface water down to the two swales.

Biodiversity enhancements will be provided across the site with the new planting scheme and proposed improvements.



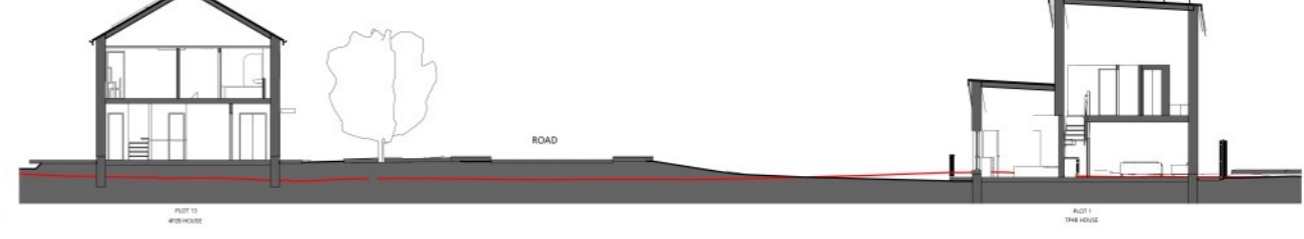
# Site Sections

Design propos

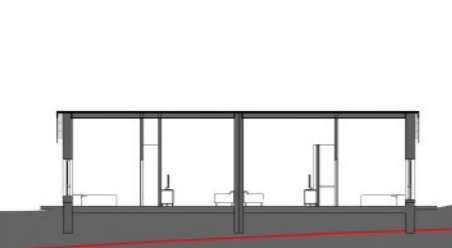
**SITE AND BUILDING SECTION 1**  
SCALE: 1:100



**SITE AND BUILDING SECTION 2**  
SCALE: 1:100



**SITE AND BUILDING SECTION 3**  
SCALE: 1:100

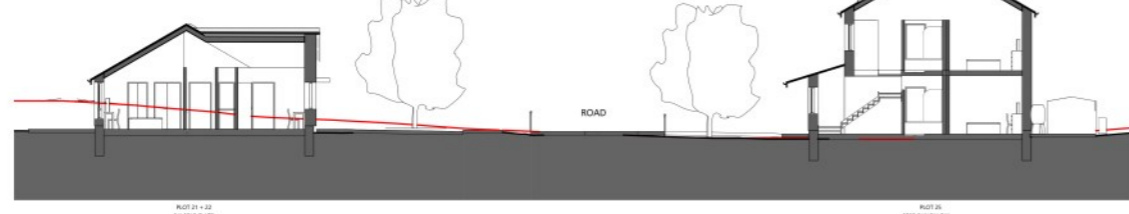


**SITE AND BUILDING SECTION 4**  
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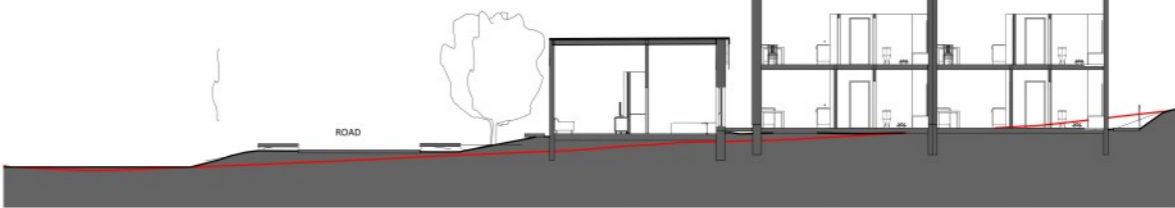


**NOTE: RED LINE BOUNDARY ON SECTIONS DENOTES EXISTING GROUND LEVEL**

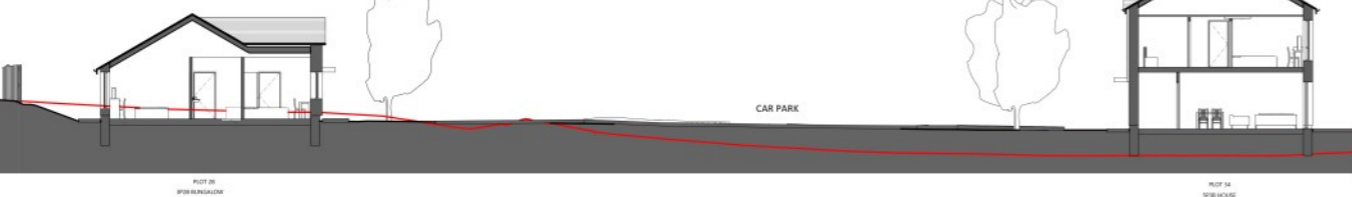
**SITE AND BUILDING SECTION 5**  
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**SITE AND BUILDING SECTION 6**  
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**SITE AND BUILDING SECTION 7**  
SCALE: 1:100



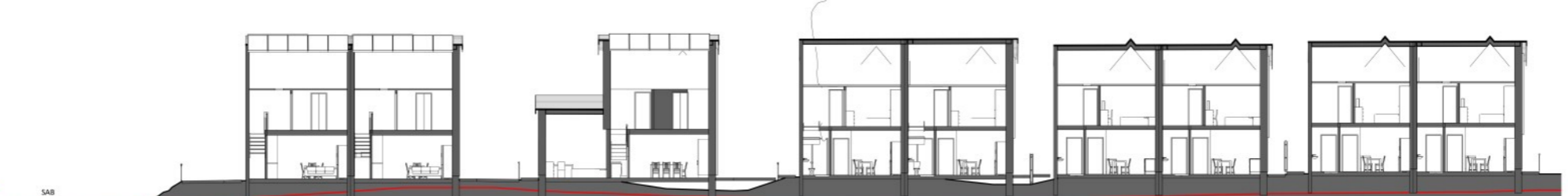
**SITE AND BUILDING SECTION 8**  
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**SITE AND BUILDING SECTION 9**  
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**SITE AND BUILDING SECTION 10**  
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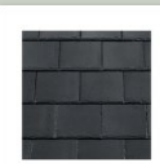
# Proposed



**Render** - Primary material finish to be used as part of the scheme, tying into the prominent use of render in the surrounding existing context.



**Cladding** - Vertical cladding elements incorporated to break up large render surfaces. Proposed sketches demonstrate use of either blue, green or a natural wooden cladding options.

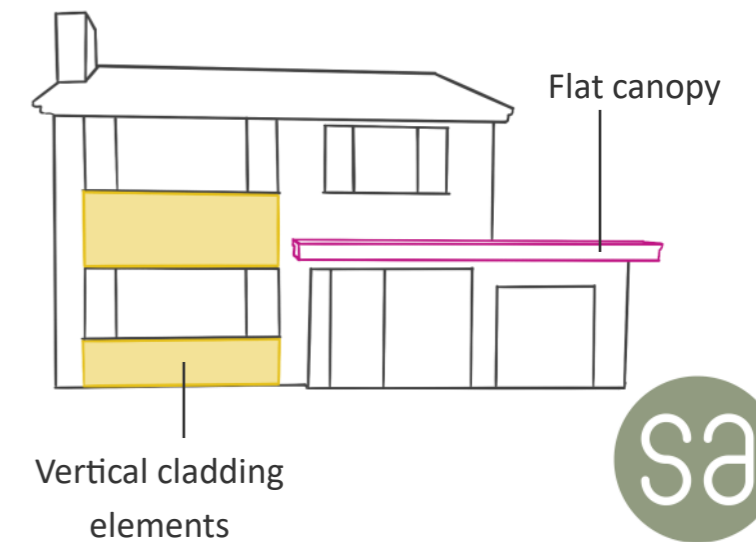
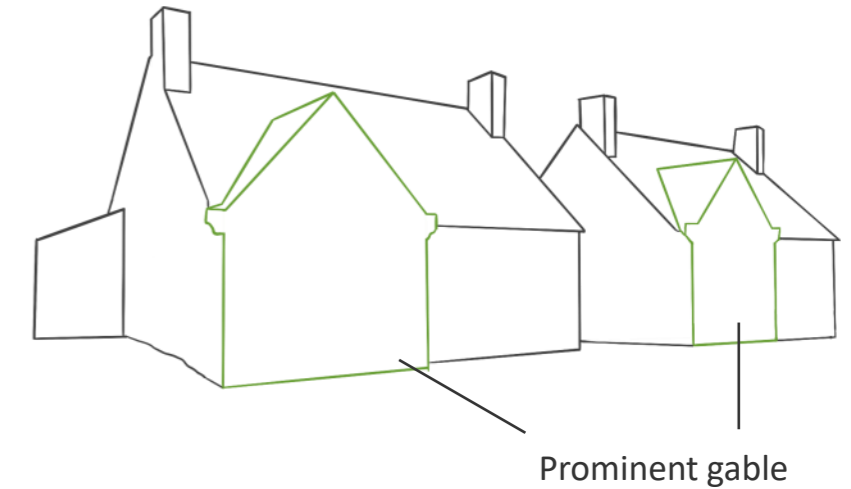
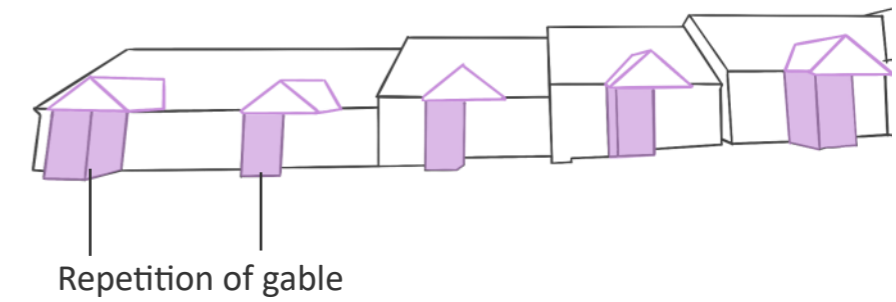
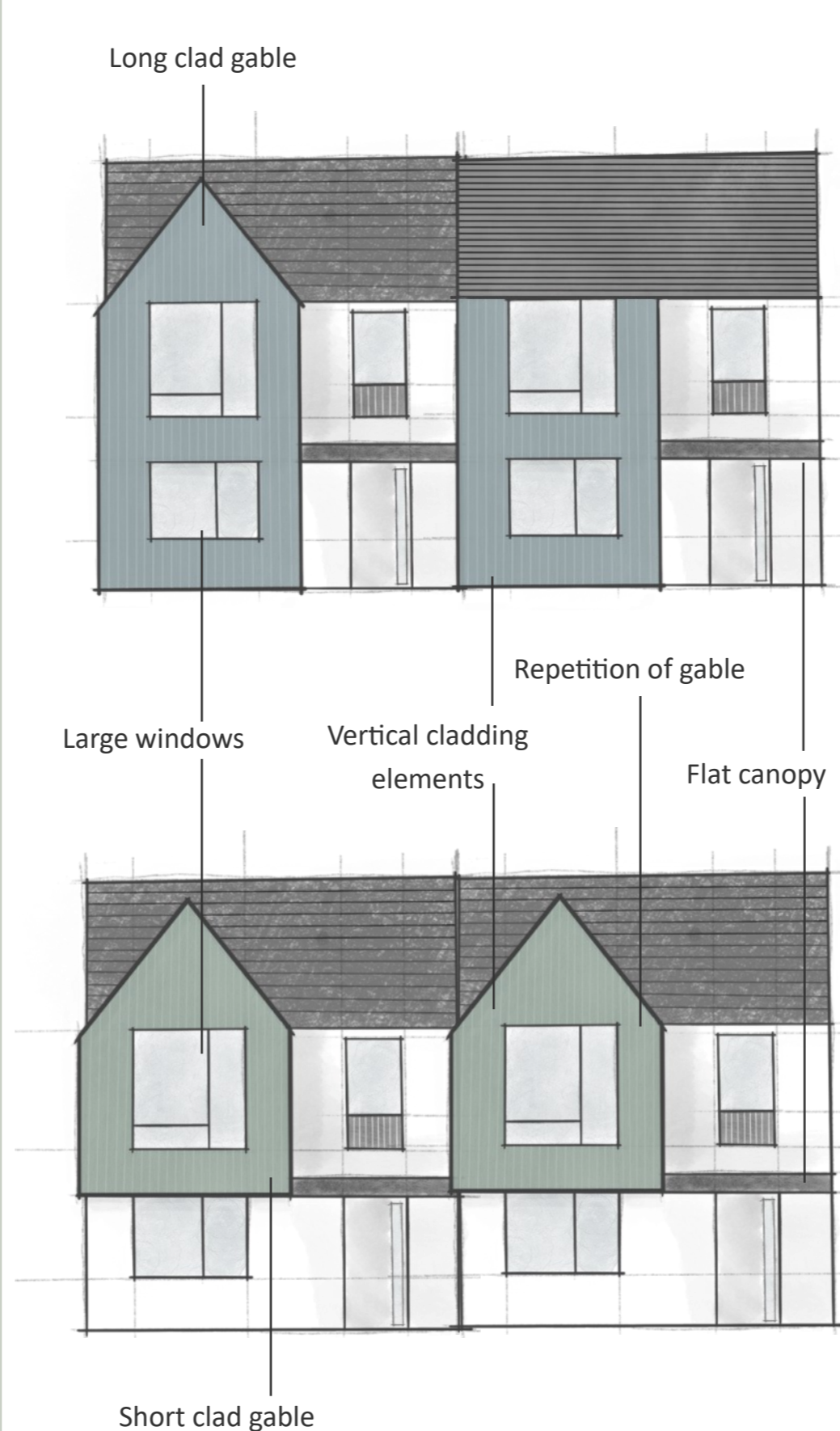


**Slate/tile** - Slate/tile roofing in keeping with local material palette.



Alternate proposal for use of timber cladding.

# Design features

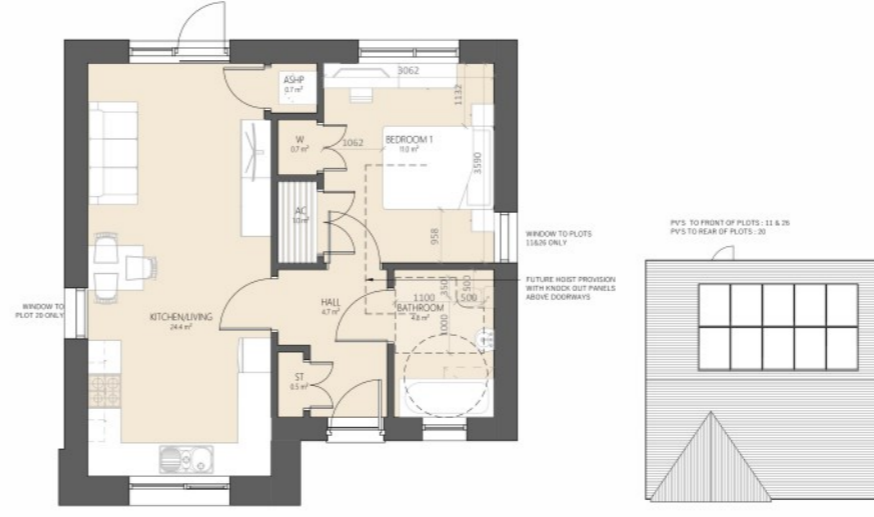


# House Types

The development proposes a wide range of properties as part of the dwelling mix to provide flexibility and diversity for local people. A breakdown of the units, GIA and storage provisions are listed below:

- 2P1B Bungalow** -3no. (GIA 50m<sup>2</sup>-Storage 1.5m<sup>2</sup>)
- 3P2B Bungalow** -3no. (GIA 61.4m<sup>2</sup>-Storage 2m<sup>2</sup>)
- 4P2B House** -12no. (GIA 83m<sup>2</sup>-Storage 3.7m<sup>2</sup>)
- 5P3B House** -8no. (GIA 93m<sup>2</sup>-Storage 3.6m<sup>2</sup>)
- 7P4B House** -4no. (GIA 114m<sup>2</sup>-Storage 3m<sup>2</sup>)
- 2P1B Flat** -10no. (GIA 53.7m<sup>2</sup>-Storage 1.5m<sup>2</sup>)

Larger glazing panels are provided to the rear elevation to take advantage of the solar heat gain and to provide views out into the gardens. All housing blocks will be developed with a principle gable forming the design feature, with elements of cladding to break up the larger render panels. Smaller canopies provide the occupants with protection from the elements and breaks up the principal elevation. With utility prices on the rise these homes have been developed with an efficient thermal envelope, high level of air tightness, a combination of solar PV's to generate electricity with the provisions of future battery storage and an ASHP with internal provisions for the unit to assist in the reduction of fuel poverty. Provisions provided for future car charging points are made.

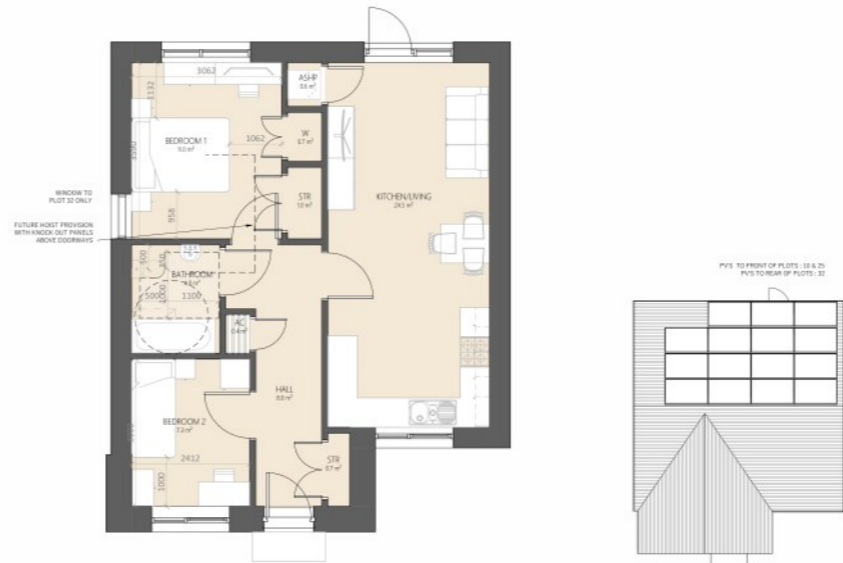


**GROUND FLOOR** SCALE: 1:50  
**ROOF PLAN** SCALE: 1:100



**FRONT ELEVATION PLOT 11,20 & 26** SCALE: 1:100  
**REAR ELEVATION PLOT 11,20 & 26** SCALE: 1:100  
**SIDE ELEVATION** SCALE: 1:100  
**SIDE ELEVATION** SCALE: 1:100

**2P1B Bungalow**



**GROUND FLOOR** SCALE: 1:50  
**ROOF PLAN** SCALE: 1:100



**FRONT ELEVATION PLOT 10,25 & 28** SCALE: 1:100  
**REAR ELEVATION PLOT 10,25 & 28** SCALE: 1:100  
**SIDE ELEVATION** SCALE: 1:100  
**SIDE ELEVATION** SCALE: 1:100

**3P2B Bungalow**





**2P1B Flat**



**7P4B House**



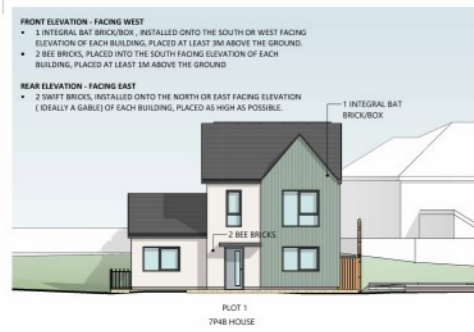
**4P2B House**



**5P3B House**



# Street Elevations



ELEVATION PLOT 1



ELEVATION PLOTS 2-9

ELEVATION PLOTS 10&11

ELEVATION PLOTS 12-19



ELEVATION PLOTS 20-24

ELEVATION PLOTS 25&26

ELEVATION PLOTS 27-29

ELEVATION PLOTS 30&31



ELEVATION PLOTS 32-40



# Visualisations



AERIAL VIEW NORTH-WEST - PLOTS 1-19



AERIAL VIEW NORTH - PLOTS 20-40



AERIAL VIEW SOUTH - PLOTS 20-40



AERIAL VIEW WEST



# Compliance

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## 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

Flood risk development plans demonstrate that the site is within Zone A and therefore there is no need to consider flood risk further.

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## Placemaking Principle

**People and Community** - The needs, aspirations, health and well-being of all people are considered at the outset and large Public Open Spaces have been created as part of the development to improve well being in the area. The development helps to integrate the proposal within the site by, protecting and/or enhancing the 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 while using land within the Development Boundary.

**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. Cycle network No.5 runs past the site to assist with positive sustainable travel. A public footpath runs from Bull Bay road up to the costal walk to the north.

**Mix of Uses** - A range of house types provides opportunities for a number of different people and families to remain in their community to

support the local businesses and to be close to family and friends.

**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.