

THE CILCAIN HOMES PARTNERSHIP
DESIGN & ACCESS STATEMENT RESIDENTIAL DEVELOPMENT
MOUNTAIN ROAD, CILCAIN, MOLD, CH7 5PB



Proposed Aerial View of Cilcain



Cilcairn Homes Partnership

Lockwood House
27-29 Liverpool Road
Chester
Cheshire CH2 1DP

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I INTRODUCTION

This Design and Access Statement forms part of the planning application for the development of the site identified as Land at Mountain Road, Cilcain, Mold, CH7 5PB for the development of 18 dwellings including 6 affordable houses. Permission is being sought for the detailed planning approval for construction of these dwellings on behalf of the applicant The Cilcain Homes Partnership.

The purpose of a Design & Access Statement (DAS) is to provide a clear and logical document to demonstrate and explain the various facets of design and access in relation to the site and to appraise the proposed development against relevant planning policies. It also presents the details of a planning application in a way that can be read both by professionals and the public.

This design and access statement follow the general guidance and principles outlined by Flintshire County Council housing design standards and the recommendations within the Planning Portal for the creation of Design and Access Statements.

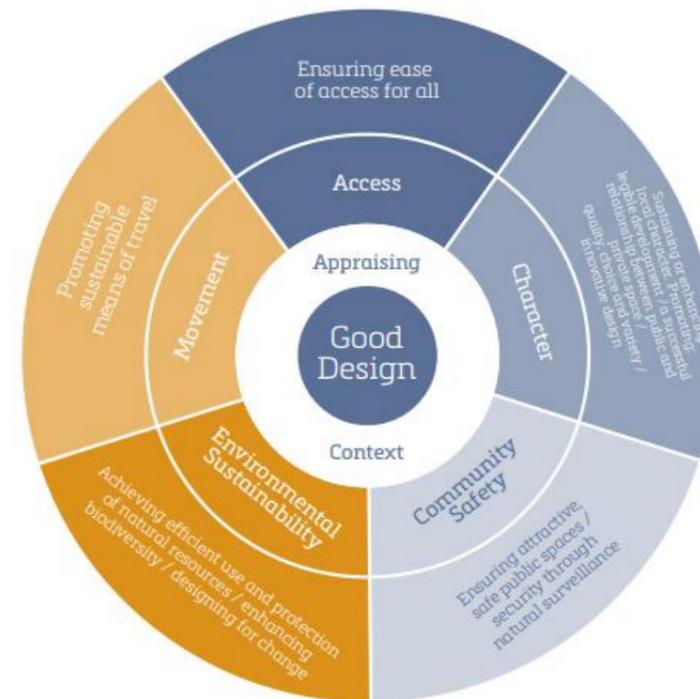
The submitted Design and Access Statement adheres to guidance embodied in the Welsh Government publication, Design and Access Statements in Wales, published in June 2017.

The proposed house types for this development have been designed to comply with;

For Sale Properties	Current Building Regulations
	Current NHBC and LABC Standards
	Secure by Design principles
Affordable Properties (33%)	Current Building Regulations
	Current NHBC and LABC Standards
	Secure by Design principles
	Flintshire Housing Standards
	Welsh Housing Quality Standards
	Welsh Design Quality Requirements



The diagram below, extracted from Planning Policy Wales, summarises the five objectives of good design that should be considered when preparing a DAS. The circular nature of the diagram represents the equal weightings that need to be given to each of the 5 Objectives of Good Design: Access; Movement; Character; Environmental Sustainability and Community Safety.



Vision & Brief

The vision for the proposal at Land off Mountain Road, Cilcain is to create a residential development that incorporates the best facets of design whilst accommodating 6 no. affordable dwellings, access, parking, landscaping and associated works. The proposal highlights how this development has made use of a previously undeveloped site in the center of Cilcain to provide an attractive scheme which enhances the character and appearance of the surrounding area. The site, through its design and layout, will provide a distinctive sense of place for occupants and visitors whilst acknowledging and complementing the existing residential context within Cilcain. This proposed development will create the much-needed additional homes within this small village whilst not adding to the urban sprawl or encroachment into the surrounding green belt.

The brief for the project has also informed the design process which is to develop a layout that accommodates 18no. dwellings whilst incorporating onsite features and meeting the standards set by Flintshire County Council in terms of the requirements regarding highways, heritage, trees and landscaping. It is considered that these aims have been achieved through the development of the proposed layout that will provide much needed residential development and affordable housing in Cilcain. Furthermore, the provision of good quality housing will provide occupants with a desirable place to live whilst improving their health and wellbeing. Moreover, the development will provide much needed additional land to Cilcain cemetery. This proposed Housing development will also connect the Village Hall through a public footpath ensuring that the adjacent site can still form part of the traditional Cilcain Show.

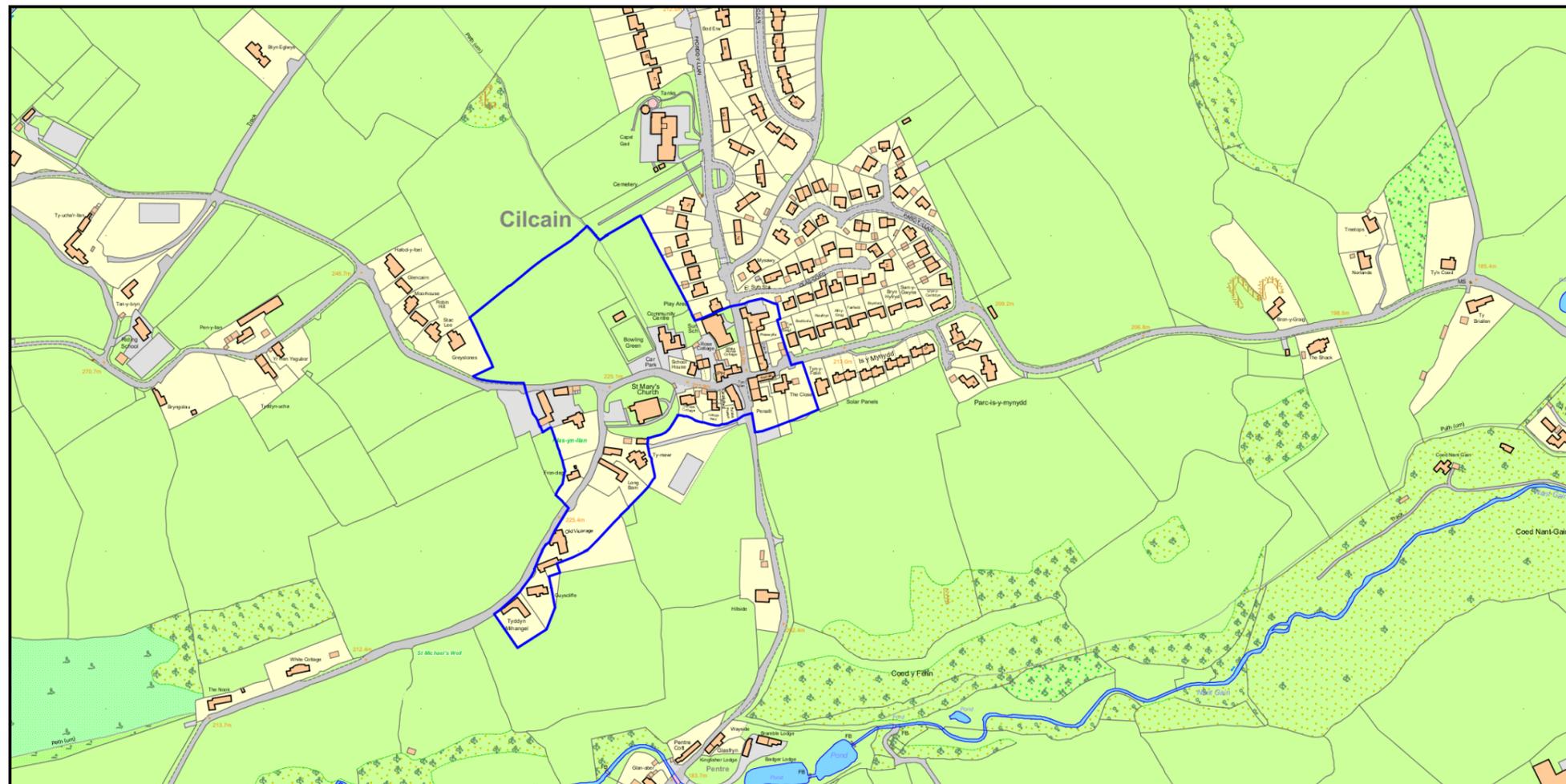
The provision of good quality housing will provide occupants with a desirable and sustainable place to live whilst improving their health and wellbeing which are fundamental milestones in achieving the goals of the Well-being of Future Generations (Wales) Act adopted by the Welsh Government in 2015. This is dealt with in more detail in Section 5 of this DAS.

Having taken into consideration the views of the local community the design proposals have evolved and now form a more generic design encompassing the traditional village layout as opposed to a standardized housing development layout



2 SITE DESCRIPTION

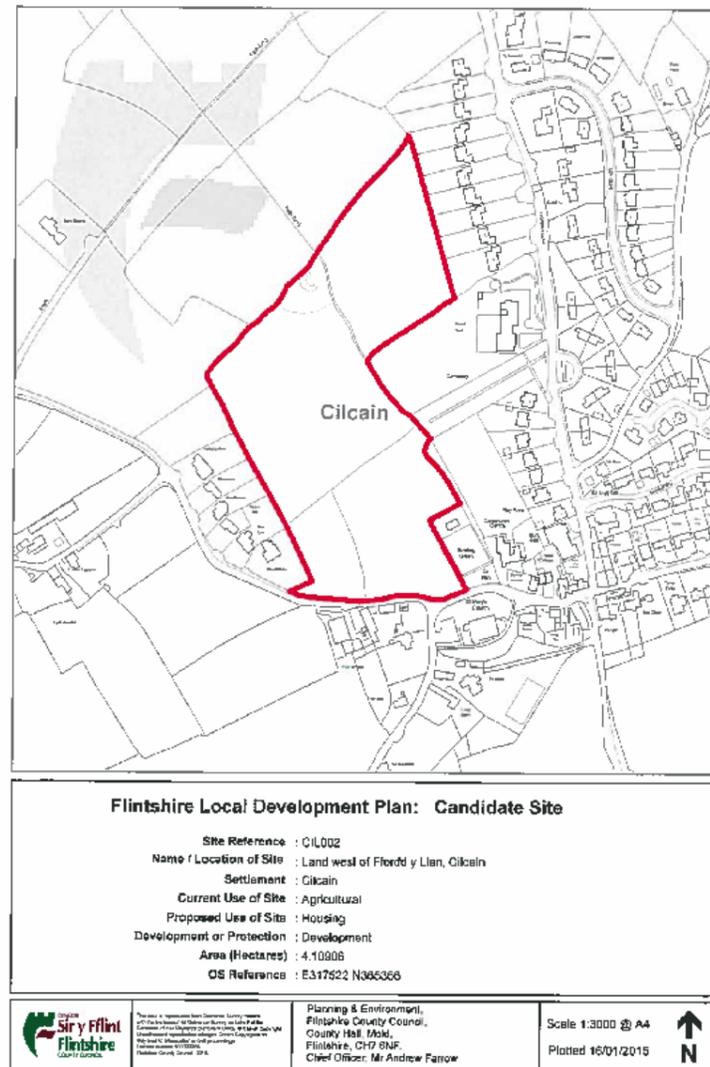
The site is located (OS Ref: E317540 N365259) to the west of Mold. The site is in the center of Cilcain village with the proposed access opposite St Mary's Church which dates from 1291. The access to the proposed development is on Mountain Road which has been adopted by Flintshire County Council. The site is adjacent to Cilcain bowling green with residential developments to the east and west boundaries. Part of the proposed site is within the Cilcain conservation area.



Cilcain Village Conservation Area



The application site has recently been proposed as a Housing Candidate Site (site ref: CIL002) as part of the Flintshire Local Development Plan. The site has been identified in the Flintshire Local Development Plan 2015-2030, Preferred Strategy Consultation Document Background Paper as a site that includes sites which are submitted in tier 4 Defined Villages and tier 5 Undefined Villages, as the Preferred Strategy does not propose to make allocations in the lower two tiers. These sites could still be considered either as windfall sites or as possible settlement boundary.



The site was formally agricultural land forming part of Plas-yn-Llan farm which stopped farming in 2013. The site is undeveloped. The site is 1.75 Hectares and slopes down from the west to the east of approximately 5 metres



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Cilcain Village has a Public house, Parish Church, Village hall and Primary school. The 2011 census gave a population count as 1874. There are numerous facilities within 5 km including shops and petrol stations with larger supermarkets and health centers within 10km.

3 USE, AMOUNT & DENSITY

The proposed development is for 18 no. new residential dwellings. 12 detached homes with double garages. 2 Semidetached houses with single garages. 6 Semidetached houses with 2 car parking spaces per dwelling that will be designated as affordable homes.

The net site area is 1.75 Hectares. The proposed development not including areas of green space and shared private drives is 1.25 Hectares with 18 properties proposed on the site the site density will be approximately 15 properties per hectare.



4 DESIGN LAYOUT AND ACCESS

This housing scheme has been designed taking into consideration the Local Planning Guidance note no. 7 as adopted by Flintshire County Council in April 2006. The aim of this development of high quality, well-designed new buildings that respect their surroundings will enhance the appearance and character of the conservation areas. The proposed houses have larger than average front and rear gardens and together with the landscaping proposals will maintain the greenery of the landscape.

The development proposes 18 new houses with 8 different house types which maintain the diversity of the village of Cilcain.

The House types and numbers of are as follows;

House Type A4 (3no.)	2 storey 4-bedroom detached house with detached double garage.
House Type A5 (1no.)	3 storey 5-bedroom detached house with detached double garage.
House Type B (3no.)	2 storey 4-bedroom detached house with integral double garage.
House Type C (2no.)	2 storey 4-bedroom detached house with detached double garage.
House Type F (1no.)	2 storey 5-bedroom detached house with attached double garage.
House Type G (2no.)	2 storey 3-bedroom Semidetached house.
House Type E3 (6no.)	2 storey 2-bedroom Semidetached house.

The site will have one vehicular access which will be located opposite St Marys Church at the junction with Pentre Road and Mountain Road which is the very center of Cilcain Village. The layout has been designed to the principles of Secured by Design including ensuring that for example all parked vehicles are fully overlooked by residents, no rear unprotected access paths are provided. The existing boundary hedges will be retained wherever possible.



5 SCALE & SITE CONTEXT

The proposal scale of predominately 2 storeys will be in keeping with the surrounding properties.

The site comprises a largely rectangular shaped parcel of land, located within the very center of the village of Cilcain on the following grid coordinates: E: 317522, N: 365366. Mountain Road which extends through the center of the village runs parallel to the site's southern boundary.

The site measures approximately 1.7 hectares in extent. Mature trees and hedgerows comprise the site's southern boundary adjacent to Mountain Road. There are houses to the western boundary and the Village bowling green and houses to the eastern boundary effectively making the site infill development.

Furthermore, the site is largely comprised of maintained grassland as well as a mature trees around the boundaries.

A Public Right of Way runs along a footpath on the north eastern boundary.

6 Materials

The Materials that have been proposed for this development respect the conservation area. The walls are to have a painted render finish. The windows will have stone surrounds and stone plinths. Chimneys will be constructed in facing brickwork, windows will be traditional wooden sash windows on the front elevations and the roofs will be Welsh slate.





7 PRE-APPLICATION CHECKS

As part of this planning application due consideration has been given to information submitted with the planning application deemed usual for a major planning application and is as follows.

Document	Reference
Topographical Survey	Dwg. Nos. 11713/02 Powers & Tiltmam
Environmental Risk Assessment	Ref: 11400684_ Groundsure screening
Transport Statement	Bob Hindhaugh Associates
Drainage Strategy	Requirement to be confirmed by FCC
Arboricultural Survey	To Follow: Urban Forestry Group
Location Plan	11713/01
Existing Site Plan	11713/03
Proposed Site Plan	11713/04 Proposed Site Plan 11713/24 Proposed Site Plan Highways
Proposed Plans & Elevations	11713/06 Proposed Floor Plans House Type A4 11713/07 Proposed Elevations House Type A4 11713/08 Proposed Floor Plans House Type A5 11713/09 Proposed Elevations House Type A5 11713/10 Proposed Floor Plans House Type B 11713/11 Proposed Elevations House Type B 11713/12 Proposed Floor Plans House Type C 11713/13 Proposed Elevations House Type C 11713/18 Proposed Floor Plans House Type F 11713/19 Proposed Elevations House Type F 11713/20 Proposed Elevations House Type F 11713/21 Proposed Floor Plans House type G 11713/21 Proposed Elevations House Type G 11713/22 Proposed Floor Plans House Type H 11713/23 Propose Elevations House Type H
Landscape Proposal	To Follow