



Design & Access Statement

Residential Development
at St Dogmaels, Cardigan



This document has been prepared on behalf of:

Obsidian Homes



This document has been prepared by:

Roberts Limbrick

**Newport Office:
The Estates Office
26 Gold Tops
Newport
NP20 4PG**

Gloucester Office:
The Carriage Building
Bruton Way
Gloucester
GL1 1DG

London Office:
16 Theobalds Road
London
WC1X 8SL

03333 405 500
mail@robertslimbrick.com
robertslimbrick.com



Project Number: 10498

Revision: V5

Issued: July 2023



Roberts Limbrick

Copyright

The contents of this document must not be copied or reproduced in whole or in part without written consent of Roberts Limbrick Architects. All plans are reproduced from the Ordnance Survey Map with permission of the Controller of HMSO. Crown copyright Reserved.

01 Introduction



Purpose

This document sets out the design strategy and process that has been undertaken in the development of the site proposal for a residential development in the northern reached of St Dogmaels in Cardigan.

This will establish the site and contextual analysis that we have undertaken to guide the strategy and key design principles which fundamentally are focused around a high quality, robust and suitable development scheme further ensuring that a quality, landscape and place led scheme is achieved on the site.

Roberts Limbrick have been appointed by Obsidian Developments Ltd to prepare a design proposal for the site in St Dogmaels, Cardigan, Wales.

The overall area of this development is ~1.67 hectares (4.13 acres).

This document will delve into our in depth analysis further drawing conclusions and developing a robust and 'of the place' approach to the development.

We will further explore the best outcome for the site and outline our design strategies that will guide the site and further into a detailed design of the project.

We will set out the site analysis and rationale behind the design proposals and provide information on the proposed bespoke house types and design overall.

The Project Team

The key members of the Project Team were as follows:

- Client: Obsidian Homes
- Architect: Roberts Limbrick Ltd.
- Engineers: CB3 Consult
- Landscape Architect: TIR Collective
- Ecology Consultant: Wyndrush
- Transport Consultant: Apex
- Planning: Amity

Place Background

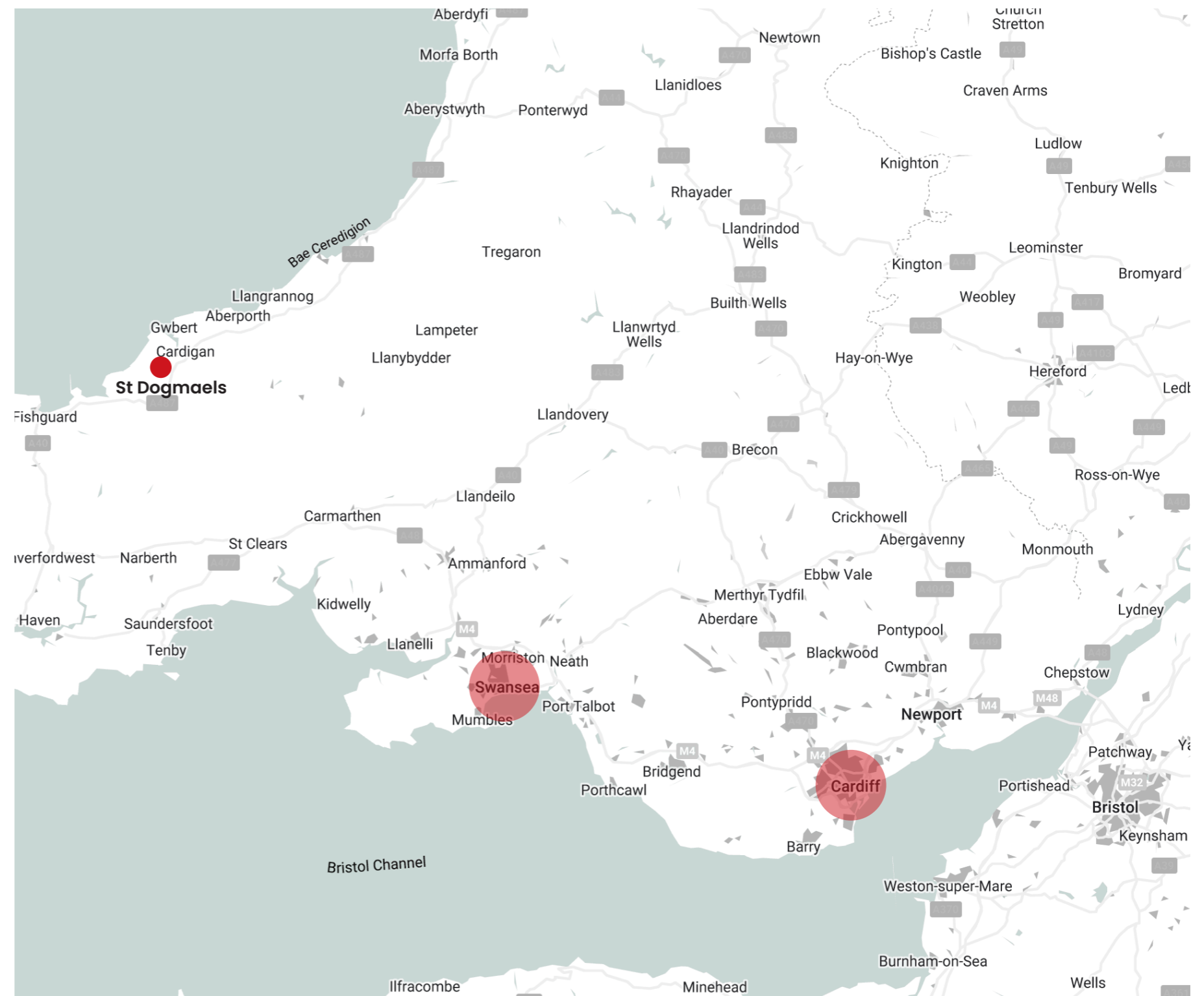
St Dogmaels is a village, parish and community in Pembrokeshire, Wales. This quaint riverside village is on the northern border of Pembrokeshire and sits on the estuary of the River Teifi about 1 mile downstream from the market town of Cardigan in neighbouring Ceredigion. To the north of St Dogmaels lies Poppit Sands beach flanked by its sandy dunes.

St Dogmaels is significant because the Pembrokeshire Coast Path starts here.

The nearest train station with ongoing bus connections is Carmarthen which lays 26 miles to the south.

The 'Poppit Rocket' coastal bus service links St Dogmaels with Cardigan, Poppit Sands and Newport. Services are specifically designed to help walkers with services focused around the coastal path.

There has been a settlement at St Dogmaels for a very long time dating back to the Normans who established the Priory in 1113, which was subsequently upgraded to an abbey in 1120.



Site Location



Site Location

The site is nestled on the south eastern side of St Dogmaels behind an already established residential character. The site is sloping away from the access road and sloped downwards from south to north offering excellent views of the surrounding area. The connection and access point stems from the already developed Awel-Y-Mor which itself features excellent views out to the North and West.

As it stands, the site is covered in dense low level trees and shrubs and is surrounded by a woodland buffer to the east and north incorporating larger, significant trees. These trees will be retained, buffered and protected throughout the building stages.



Wider Site Location

Policy Context

Local Planning Policy

Section 38(6) of the Planning Compulsory Purchase Act 2004 requires that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The development plan for the area comprises the Pembrokeshire County Council Local Development Plan (adopted February 2013).

A summary of relevant LDP policy are as follows:

SPI: Sustainable Development

In addition to requiring all new development to be of a high-quality, Sustainable Development Policy SPI highlights that all development proposals must demonstrate how positive economic, social and environmental impacts will be achieved and adverse impacts minimised. This policy is the over arching policy for new development in Pembrokeshire, and encompasses the following General Policies: GN 1, GN 4, and GN 33 to GN 38.

GN1: General Development Policy

Policy GN1 sets out the following criteria for permitting development in Pembrokeshire County:

- The nature, location, siting and scale of the proposed development is compatible with the capacity and character of the site and the area within which it is located;
- It would not result in a significant detrimental impact on local amenity in terms of visual impact, loss of light or privacy, odours, smoke, fumes, dust, air quality or an increase in noise or vibration levels;
- It would not adversely affect landscape character, quality or diversity, including the special qualities of the Pembrokeshire Coast National Park and neighbouring authorities;
- It respects and protects the natural environment including protected habitats and species;
- It would take place in an accessible location, would incorporate sustainable transport and accessibility principles and would not result in a detrimental impact on highway safety or in traffic exceeding the capacity of the highway network;
- Necessary and appropriate service infrastructure, access and parking can be provided;
- It would not cause or result in unacceptable harm to health and safety;
- It would not have a significant adverse impact on water quality; and
- It would neither contribute to the coalescence of distinct settlements nor create or consolidate ribbon development.

GN2: Sustainable Design

Sustainable design Policy GN2 stipulates a series of criteria to which development proposals must comply. This policy aims to raise the standard of design for all new development across the county, in order to create attractive and functional buildings and spaces. Relevant amongst these are:

- It is of a good design which pays due regard to local distinctiveness and contributes positively to the local context;
- It is appropriate to the local character and landscape/townscape context in terms of layout, scale, form, siting, massing, height, density, mix, detailing, use of materials, landscaping and access arrangements / layout;
- It incorporates a resource efficient and climate responsive design through location, orientation, density, layout, land use, materials, water conservation and the use of sustainable drainage systems and waste management solutions;
- It achieves a flexible and adaptable design;
- It creates an inclusive and accessible environment for users that addresses community safety;

- It provides a good quality, vibrant public realm that integrates well with adjoining streets and spaces and
- It contributes to delivering well designed outdoor space with good linkages to adjoining streets, spaces and other green infrastructure.

GN26: Residential Development

Policy GN26 sets out the requirements for residential development, where it must be one or more of the following to be permitted:

- Open market housing or affordable housing to meet local needs, located within the Settlement Boundary of a Town, Service Centre, Service Village or Large Local Village as defined in the settlement hierarchy;
- Affordable housing to meet local needs, located within the boundary of a Small Local Village;
- The replacement or subdivision of an existing dwelling;
- The conversion of an historic building to residential use; or
- A rural enterprise worker's dwelling.

The policy also states that “New homes on sites of 0.10 hectares and above will be built at a density of at least 25 dwellings per hectare, rising to at least 30 dwellings per hectare on sites in Towns. In exceptional circumstances evidence of infrastructure or physical constraints may justify a lower density”.

Supplementary Planning Guidance

- Biodiversity SPG (May 2021)
- Development Sites (December 2016)
- Affordable Housing (September 2015)
- Parking Standards (June 2013)
- Planning Obligations (September 2016)

National Planning Policy

Planning Policy Wales (PPW) (11th Edition, February 2021)

Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government, providing guidance to Local Planning Authorities (LPAs) for the preparation of development plans and the determination of planning applications through their development management functions.

Good Design Principles

Planning Policy Wales (PPW) sets out five key objectives to achieve good design within new developments;

- Movement
- Access
- Character
- Community Safety
- Environmental Sustainability

With these five objectives there is also an emphasis on the importance of site and context analysis to development proposals. This analysis may highlight constraints and opportunities presented in each case of development.



PPW Good Design Principles

Design and Access Statements

PPW describes Design and Access Statements as a communication tool that explain how the objectives of good design have been considered from the outset of the development process. It encourages applicants to take an integrated and inclusive approach to sustainable design, proportionate to the scale and type of development proposed.

Placemaking Principles

Planning Policy Wales defines placemaking as a “Holistic approach to the planning and design of development and spaces”. This approach is in line with Placemaking Wales, and considers six placemaking principles:

1. People and Community
2. Location
3. Movement
4. Mix of Uses
5. Public Realm
6. Identity

The principles above have been used to create the ‘National Sustainable Placemaking Outcomes’. These outcomes are as follows:

- Creating and Sustaining Communities

- Growing Our Economy in a Sustainable Manner
- Making Best Use of Resources
- Maximising Environmental Protection and Limiting Environmental Impact
- Facilitating Accessible and Healthy Environments

Technical Advice Notes (TANs)

Planning Policy Wales is supplemented by a series of Technical Advice Notes (TANs) which provide further national advice and guidance on specific areas of the planning system. Of particular relevance to this application are the following TANs:

TAN 12: Design (2016)

- The purpose of this TAN is to equip all those involved in the design of development with advice on how ‘Promoting sustainability through good design’ and ‘Planning for sustainable building’ may be facilitated through the planning system. This TAN does not provide exhaustive text on good design, other TANs and guidance such as the Manual for Streets, also cover design issues relevant to specific topics or types of development.

Future Wales – The National Plan 2040

The National Plan 2040 is the national development plan that covers Wales that was produced by Welsh Government and covers the period up to 2040. The National Plan 2040 does not replace Planning Policy Wales (PPW) and will complement PPW and the supplementary Technical Advice Notes (TANs).



PPW Placemaking Principles

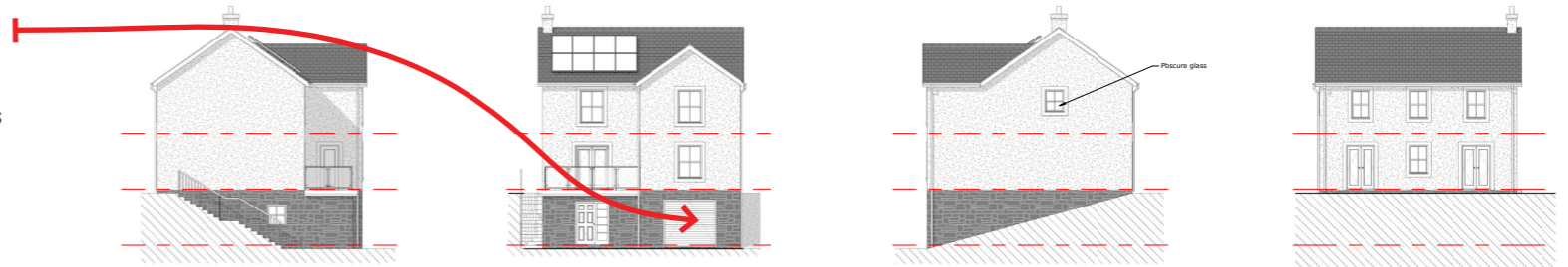
Existing Development

The following highlights another examples of residential development within St Dogmaels showcasing how the housetypes and site plan have been tailored to suit the challenging topology of the area.

Theses house types shown feature split level design which helps incorporate the houses into the landscape and nestle them within their setting. This is a principle we will continue through to our development site to positively respond to the sloping nature of the site.



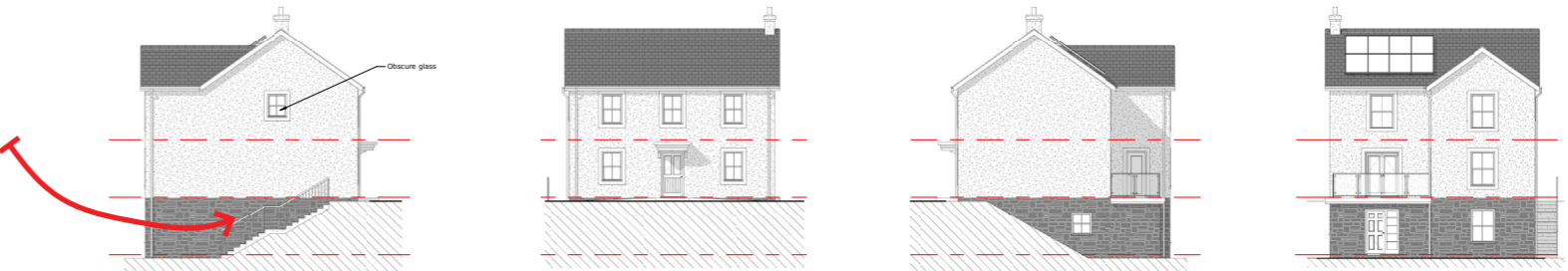
Garages incorporated within the unit to detract from cars within the street scape



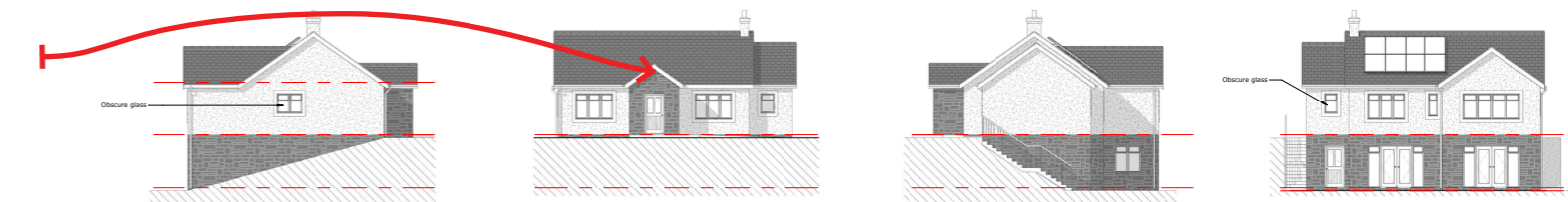
Three storey unit drawn here stepping down to two storeys at the rear



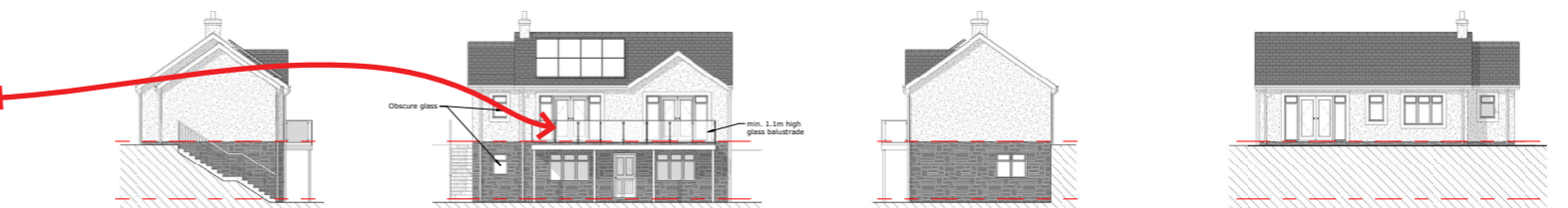
Split level design responds positively to the contours



Mixture of dwelling heights to add interest to the street scape



Balconies are incorporated to maximise views into the surrounding area



Design Vision

We have a clear vision for this development site to provide 29 much needed houses for the area along with providing affordable houses which again are much needed within the region.

We have a vision to promote a highly sustainable development, nestled within the topography of St Dogmaels and focused around a sustainable urban drainage model. The scheme will heavily feature landscaping as well and will incorporate native plants and trees as well as water loving species.

Clear objectives have been established for this development site. These are to create a high quality, sustainable and robust development which integrates into the wider area and provides an attractive and safe and robust place to live.

The scheme will ...

- Integrate into and connect to the existing town and wider area.
- Focus on integrated swales and attenuation providing a sustainable scheme
- Respect the areas character and appearance alongside the adjacent proposed scheme
- Provide a mix of homes for a range of future inhabitants that are nestled in an attractive and high quality environment that fosters community cohesion.



02 Site Analysis



Area Context

The site is nestled within an already established residential context in St Dogmaels. The scheme will be designed to sit within this character and be of place.

The Built Environment

The built form in Cardigan and St Dogmaels is typical of this location in mid-west Wales. The houses are arranged in informal clusters and in linear patterns along primary through routes. As such, the housing stock tends to be a similar height varying between one and two storeys with cases of split level houses found where challenging topography prevails.

The material palette is of a similar stock as well. Traditional stone is featured heavily as this building material is common with the growth of such villages. Muted tones of pastel render is also found and as we move along the primary street in St Dogmaels, these muted tones become bold and striking colours which feature along primary movement corridors. Bright reds, blues and pinks can be found painted on homes which adds a distinctive character to the street.

The informal nature of the village is evident in the masterplan view of the street. Roads tend to be narrow and often lack footways along either side. Therefore cars are forced to slow down and often give way to pedestrians in a 'shared surface street' scenario.

The use class in St Dogmaels is mainly residential. There are some cases of small shops, cafes and

eateries however residential dwellings are the predominant class.

As noted above, the site is within a predominately residential area. As with the surrounding locality, a range of residential dwellings of various architectural styles – from traditional stone cottages to more modern rendered houses can be found.

Local services and facilities

Given the location of the site within an established settlement there are a number of services and facilities within relatively close distance to the site, including the following within approximately 500m:

- Restaurants / cafes / public houses – including Teifi Netpool Inn and The Ferry Inn;
- Post Office;
- Electric vehicle charging station;
- Place of worship;
- Convenience store;
- St Dogmaels County Primary School; and
- Playing fields and playground.

Cardigan contains a wider variety of services and facilities, and is well within walking or cycling distance from the site. Cardigan can be accessed via St

Dogmaels Road 1.6 miles to the east.

The facilities and amenities within St Dogmaels, and Cardigan, are largely accessible via continuous footways / pedestrian routes from the site.

Access to the Site

Access to the site will be from the pre-existing turning head at Awel-Y-Mor and will continue north into the site falling with the contours of the land.

Schools

St Dogmaels Community School is located within a 12 minute walk from the site serving younger children. Secondary schools are found in neighbouring Cardigan which again is within a 30 minute walk or 11 minute cycle from the development location.

Access to the Site

The site is accessed through Awel-Y-Mor, that branches from Longdown Street. The site is about 10 minutes walking distance from the nearest bus stop, located on St Dogmaels St.

Listed Buildings & Conservation

Although there are no listed buildings around the boundary of the site, St Dogmaels Abbey is located about 10 minutes walk away from the site.



Views from the site / high points

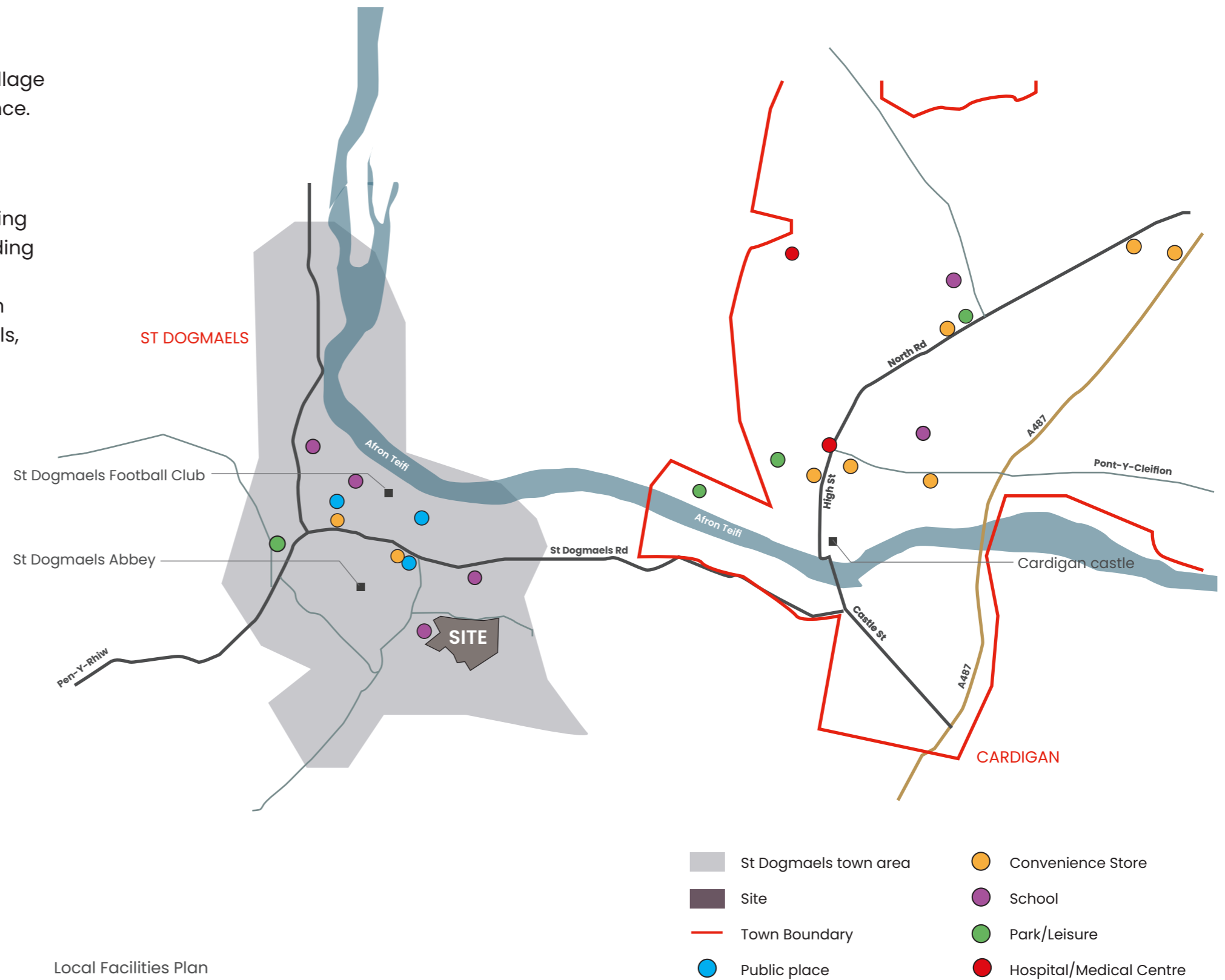


Site Boundary

Local Facilities

The site is in close proximity to the St Dogmaels village centre, which is about a 10 minutes walking distance. Convenience stores, public buildings, schools are within a 500 meter radius.

The Cardigan town centre is at a 25 minutes walking distance (5 minutes by drive) from the site; providing necessary shopping, leisure, educational and employment opportunities for residents. Cardigan also provides educational facilities such as schools, colleges and archaeology research centres.



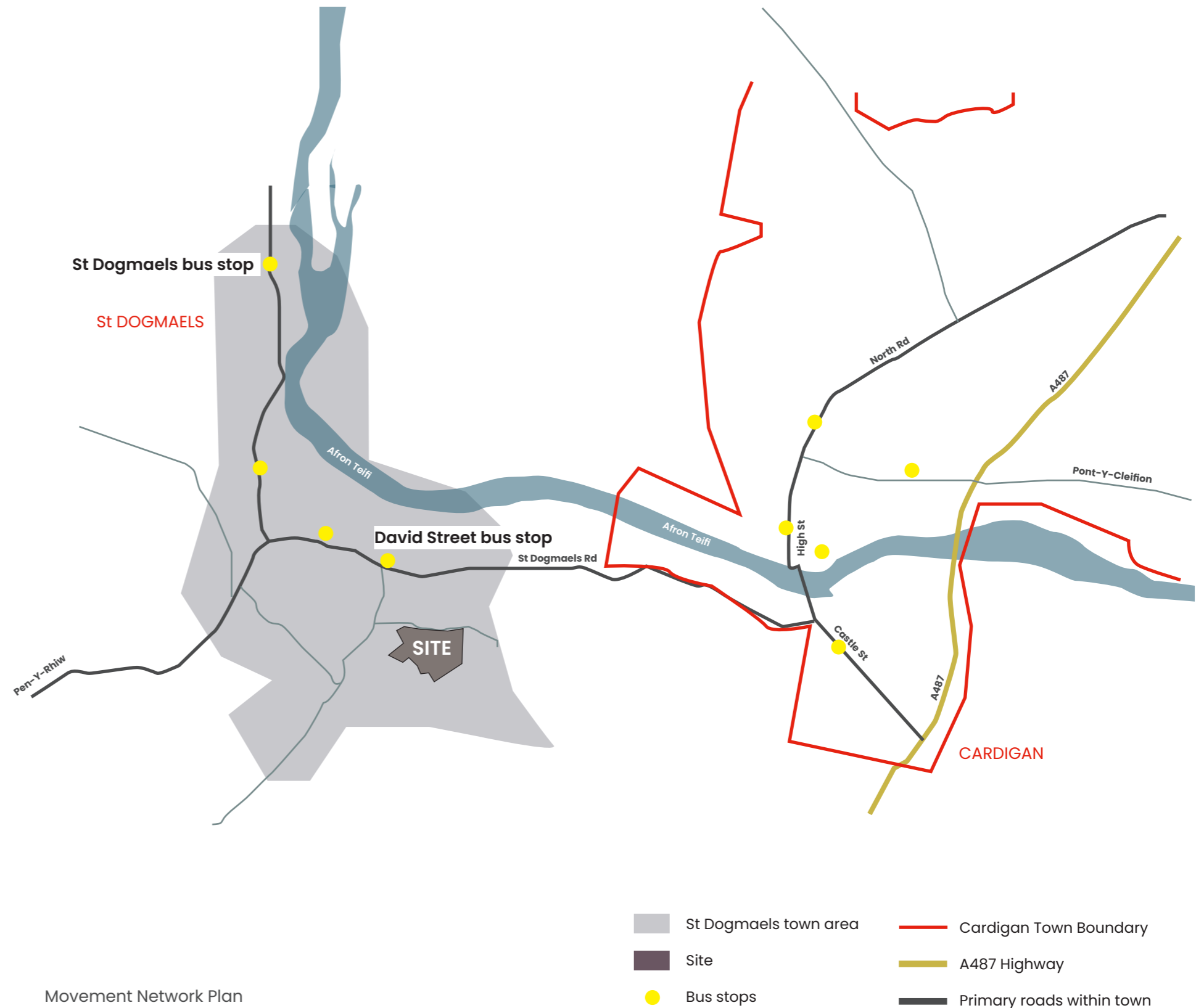
Local Facilities Plan

Movement Network

The site has excellent road connections to Cardigan via St Dogmaels Rd, Aberystwyth via A487, Newport and Fishguard via Pen-Y-Rhiw, and nearby leisure facilities.

St Dogmaels does not have a rail station however onward services can be found in Camarthen which further provides a regular service towards Cardiff, Swansea and Manchester.

The Poppit Rocket coastal bus service links St Dogmaels with Cardigan, Poppit Sands and Newport. Services are specifically designed to help walkers with one morning service to drop you off at your start point and one afternoon service to pick you up again.



Movement Network Plan

Site Context Character

The proposed site is located to the South-East of St Dogmaels, overlooking the estuary of the River Teifi, a mile downstream from the town of Cardigan. A little to the north of the village, further along the estuary, lies Poppit Sands beach.

The site is bounded to the west by large detached houses sitting on a prominent location within the area. The hillside here offers these units excellent views north and east over the river. The housing stock here will be mimicked within the site to create a cohesive yet distinctive extension to the already established development within St Dogmaels.

Within the village core, the units become more traditional in their layout. Runs of terraces flank the primary route through the town in a way traditional of the place. These units have traditional and uniformed facades however owners have personalised the facades with bright paint and colours to add a distinctiveness.

To the west of the village core, the stock becomes less traditional and more open to personalization. Larger units are found here and often split level types are moulded into the topography creating interest. The units tend to be much larger within this region which offers commanding views over the Afon Teifi.



Character zone

Site Photographs



Views from various point on site

Built Context

To understand the surrounding built context, four neighbourhoods are selected within the site proximities. These include:

1. Development along Longdoen Street
2. Houses in the Maesmynach neighbourhood
3. Plots along Pen-Y-Rhiw and Tan-Y-Rhiw
4. Houses on Bron-Y-Dre in Cardigan

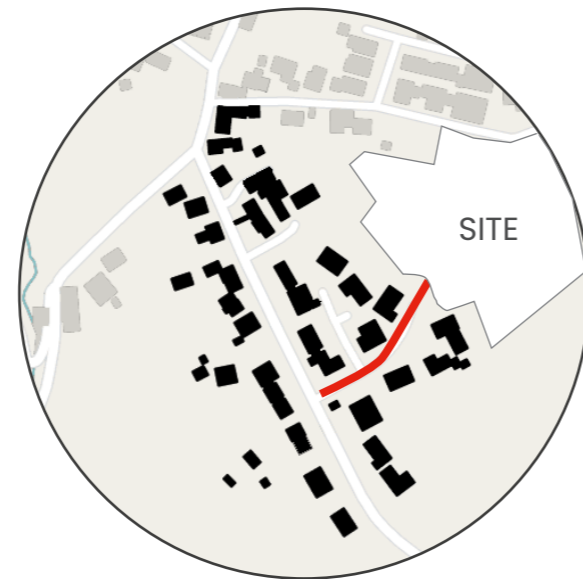


Context Analysis- Selected areas

Built Context (St Dogmaels)



Steep road level- Longdown St



Longdown St

Longdown Street is located to the south of the site. The site is accessed through extended Awel-Y-Mor, a road that branches off Longdown Street.

Dwellings on Longdown Street are detached, two-storey structures with front gardens, garages and dedicated on plot parking spaces

These properties are located on a key vantage point offering views over the village.



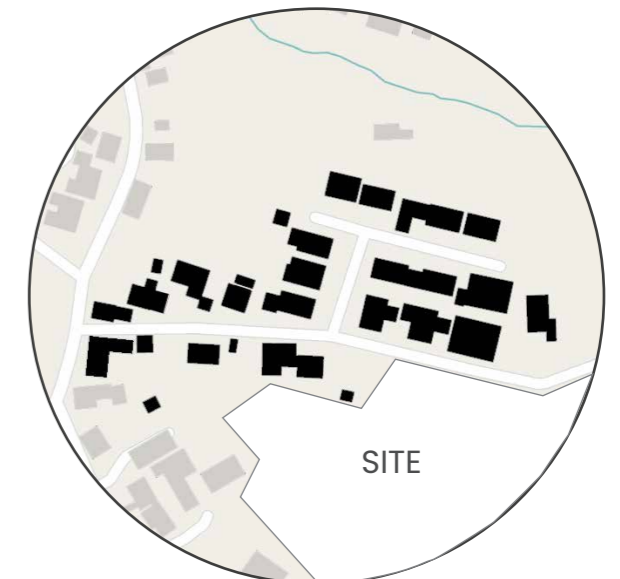
2 Storey detached houses with on plot parking and personalised front gardens



Plots with larger, planted front gardens



Level down road- Maesmynach



Maesmynach

Maesmynach is situated to the north of our development site. This is a relatively small character place with around 25 dwellings.

The stock here tends to be detached single storey bungalows. Units have on plot parking and manicured lawns with planted buffers.

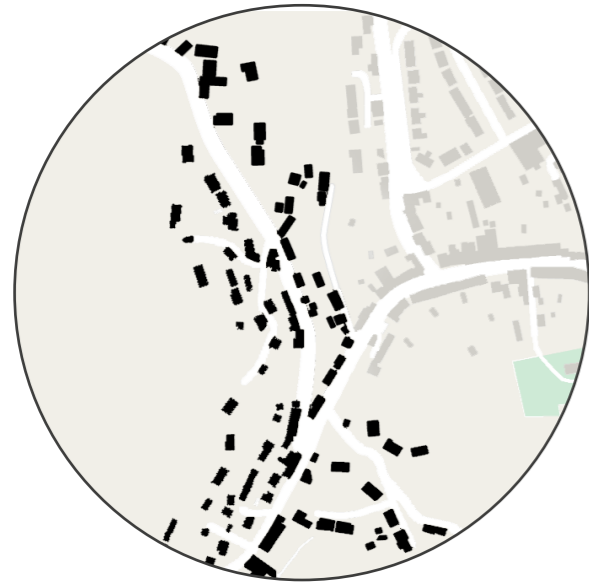
The form of these units is simple in style and they tend to have a consistent palate of cream and off white render. Plots on the entrance of the road break this trend and are two storey.



Single storey detached units with front gardens



2 Storey house at the entrance of the street



Pen-Y-Rhiw

Pen-Y-Rhiw and Tan-Y-Rhiw streets are located on the western side of the village. These areas are also at the highest topography. Units here are more informal in their layout and tend to be a mix of detached and semi-detached.

Houses are mainly 2 storey with gable roofs. Parking is provided on the road rather than on plot adding to the informality of the street layout. A few of the units here have front gardens and often open directly onto the carriageway. Access to these units tends to be via steps to the front leading to the split nature of the blocks.



2 Storey units at the junction of Pen-Y-Rhiw and Tan-Y-Rhiw



Steep road level- Pen-Y-Rhiw



Detached 2 storey unit with garage and front garden space



2 Storey house at the entrance of the street

Built Context (Cardigan)

Bron-Y-Dre

Houses on Bron-Y-Dre street are a series of Semi-detached units with gable roofs and front gardens. Parking is provided on the street.

Most of these units are at a higher level than the road. Access to these units are provided through steps starting from the footpath.



Short runs of terraces with front gardens and on road parking



Semi-detached with road side parking



Houses at a higher level than the road level



Semi-detached 2 storey houses with gable roofs

Constraints and Opportunities

- 1 High point of site
- 2 Low point of site
- 3 Drainage easement
- 4 Ecology Constraint Zone: Woodland Buffer
- 5 Existing landscaping
- 6 Southern Access
- 7 Views into site
- 8 Existing property boundaries



Issues and Opportunities Plan

Landscape and Ecology

The site has a mature woodland buffer along the Eastern edge. The rest of the site is covered in low level shrubs and trees. All significant trees are to be retained and specifically protected throughout the construction process.

Further native species common to the area will be planted within the site and a species rich mix will be used to promote the biodiversity within the development.

A reptile survey revealed some habitants within the site such as common lizards and small slow-worm population on the grassy central area of the site. This will be remediated off site where an equivalent area of new habitat put forward.



Ecology Summary

03 Design Process



Design Concept

The constraints and opportunities plan has been distilled into a series of design principles. These principles are demonstrated in this Concept Plan.

- 1 Entry to the site is provided through extended turning head junction at Awel-Y-Mor street. The primary road takes a bend towards the west of the site, gradually sloping down following the contours. A secondary road provides access to units on the south-east corner of the site. This will be designed to highway standards to provide access to all plots.
- 2 Pedestrian and cycle paths run in a loop, connecting the entire site. Off-road walking/trim trails are designed on the north-east side of the site, in between the ecological woodland buffer and the attenuation ponds.
- 3 Attenuation ponds are proposed on the north and the east side of the site.
- 4 Residential plots are to be designed with the levels and topography in mind.
- 5 Woodlands cover the northern, eastern and south-eastern sides of the site.



Development area
 Primary Road
 Secondary Road
 Walking/Cycle trail
 Green buffer

Concept Plan

Framework Plan

During the design process the concept plan becomes more detailed and forms the basis for the site layout.

- 1 The site is to be accessed from this southern point. Here the road will extend from the already established junction at Awel-Y-Mor and provide appropriate access into the development.
- 2 The primary route will follow the contours of the land providing a route through the site to the north.
- 3 This secondary road will branch off from the primary and provide a shared access route to units served here.
- 4 These development areas have been designed with the contours in mind providing appropriately sized development blocks.
- 5 This is where the attenuation features will go providing a sustainable drainage model for the site.
- 6 This ecology buffer zone will be maintained and protected against.
- 7 Pedestrian routes and trim trails will link the entirety of the site from the south to north.



Corner units
 Inward units
 Primary Road
 Secondary Road
 Pedestrian Routes

Framework Plan

Proposals

The site strategy and proposal is informed by the analysis undertaken, therefore it responds to the local context, topography, and site specific conditions.

Roads Networks

There is one main vehicular access point directly from Awel-Y-Mor. This will serve as the access to the entire development. The roads within the development will be laid out in an easy to navigate way. Turning heads will be included and are appropriately sized for refuge and fire tender.

Shared surface roads will provide access to plot sin the south eastern part of the scheme. To the north, a private drive will extend providing private access to plots 17-19. This road has been suitably tracked for fire and refuse tender.

Green Edges/Landscaping

Boundary landscaping will be incorporated throughout to form an attractive edge to the development buffering its boundaries. The existing woodland as well as trees along the northern edge will remain.

The incorporation of green-blue infrastructure and planting will go towards boosting the overall ecological value of the site.

Parking

All dwellings will have parking spaces as determined

by local policy and housing need. A range of types will be used including on plot driveways, bay parking to the rear and the inclusion of units with garages/car ports.

Pedestrian

Pedestrian access is provided from Awel-Y-Mor street to all houses on site as well as private open spaces and play areas.

Routes through the site align with desire lines and provide clear visibility and legibility.

Development Units

Development housing units will be orientated to provide spectacular views out. Key housing units will act as landmark developments to the site. Private open spaces and play area will feature for use by the residents.

Illustrative Mix

Proposals show 29 new homes in a mix of two, three, four and up to five bedroom house types to suit a mixture of inhabitants as well as fostering a diverse and cohesive community.

Housing Mix

Open Market Units:		#
3 Bedroom Types:		
Type E - 1,271 sqft	2-3 storey split level	8
4 Bedroom Types:		
Type D - 1,305 sqft	2-3 storey split level	8
Type C - 1,528 sqft	2 storey	5
5 Bedroom Types:		
Type B - 1,894 sqft	3 storey	3
Type A - 1,870 sqft	3 storey	2
Type A (custom) - 1,870 sqft	3 storey	1
<hr/>		
Affordable Units:		
2 Bedroom Types:		
Type G - 899 sqft	2 storey	2
<hr/>		
Open Market Units Total:		27 (80%)
Affordable Units Total:		2 (10%)
		29 (100%)

Design development

- 1 South access point
- 2 Primary/ Trunk road
- 3 Shared surface
- 4 Private drives
- 5 Turning head
- 6 Attenuation Ponds
- 7 Walking/cycling trail
- 8 Ecology Constraint Zone: Woodland Buffer
- 9 Proposed trees



Proving Layout



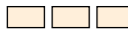
Vehicular Movement Strategy

The proposed trunk/primary road extends from Awel-Y-Mor, and bends towards the west to the north along the contours.

Private drives run east, west and north providing access to plots on the respective sides of the site.

A shared surface road serves plots 11-16 and 21-26 promoting a slower pace and taking inspiration from the roads within the region.

All roads within will be designed to highway standards and the site will have a design speed of <20mph in accordance with Welsh Government guidance.

- Key
-  Primary Road
 -  Shared surface
 -  Private Drive



Vehicular routes

Pedestrian/Cycle Strategy

On-road and off-road footpaths are provided through out the site aiding the movement of pedestrians. Walking and trim trails run around the attenuation ponds creating a loop network around the scheme.



- Key
- Pedestrian Routes
 - Walking/Cycle trail

Pedestrian and cycle links

Landscaping

Landscape planting will provide an overall positive impact on the biodiversity value of a site and the local area.

Existing trees will be retained and the dark corridor will be maintained along the hedgerow and woodland boundaries. Planting will include native species of local provenance (zone 303 or 304), to enhance the biodiversity value of a site and the local area.

Pollinator friendly, local provenance seed mix used within SUDS areas.



Landscape plan

Native shrub & tree planting to comprise holly (*Ilex aquifolium*), hazel (*Corylus avellana*), hawthorn (*Crataegus monogyna*), dogwood (*Cornus sanguinea*), spindle (*Euonymus europaeus*), field maple (*Acer campestre*), rowan (*Sorbus aucuparia*), honeysuckle (*Lonicera periclymenum*) and dog rose (*Rosa canina*).



native shrubs and trees (left to right)

Scale & Massing

The site has been designed with the local region in mind. As such, the scale and massing is appropriate for the area and sits well within the context of St Dogmaels.

Here, the units are a mix of 2, 2.5 and 3 storey which provides a range of unit types and sizes meeting the local need.

The massing of some units is lessened through the inclusion of split levels. Housetypes are split over different levels to work with the topography.

Houses have been given a varied roof pitch to again provide interest and to lessen the impact. The massing and layout have been designed to reflect the surrounding streets so this development will sit seamlessly within St Dogmaels.

- Key
- 1 Storey
 - 2 Storey
 - 3 Storey
 - 3 Storey Split Level



Scale and Massing Plan

Affordable Housing

The scheme provides affordable housing units for the local population as well as open market sale units all contained within the site.

The affordable units, in terms of architectural style and materials used, are completely indistinguishable from open market tenure.

Affordable properties are located alongside the open market sale units to ensure a cohesive and mixed community of new residents.



Key
Affordable Units (2 units- 7%)

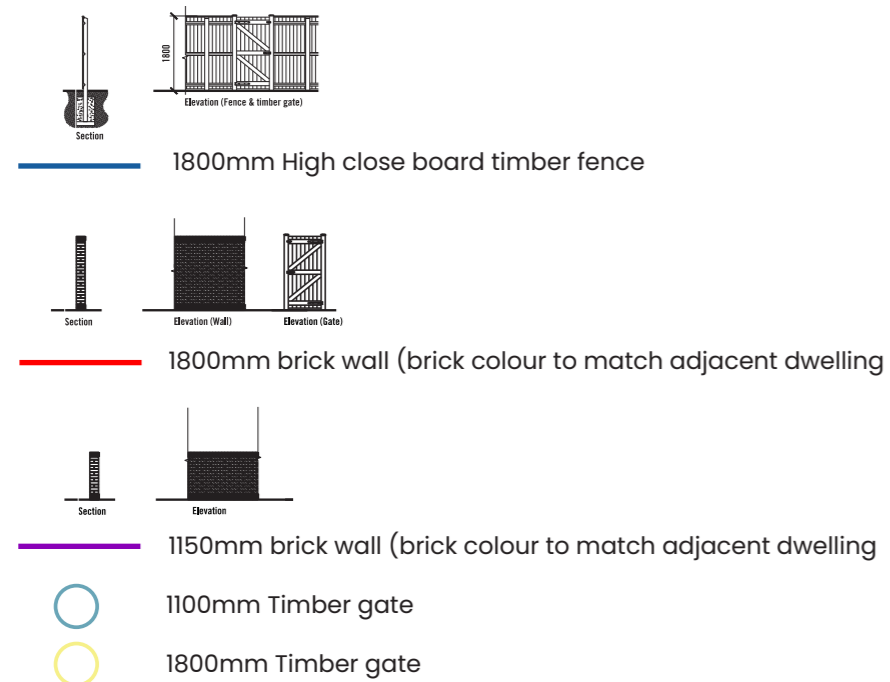
Affordable Housing Plan

Boundary Treatments

The containment and character of streets and spaces will not only be determined by the disposition of the dwellings but also by the boundary details and planting which have been carefully considered.

Generally, 1.8m close board timber fences are provided between plots. Rear gardens abutting the public realm will be defined by a traditional style wall. There are instances where “green walls” can be introduced to reflect the landscaped nature of the site and provide a robust boundary treatment.

Hedge and planting is used to create semi-private space to front gardens and reinforce the hierarchy of streets and spaces. For soft landscaping boundary treatments refer to Landscape Architect plans.



Boundary Treatment Plan

Car Parking

The proposed parking on site is fully compliant with local parking standards.

Allocated parking for each house is situated in, on or close to the property and as convenient to the unit as possible. The parking varies throughout the scheme in accordance with the unit type.

Un-allocated visitor parking is located throughout the development at convenient locations on the street.

Parking tends to be set behind the building line in car ports, personal driveways or garages. Larger units have integral garages which have been appropriately sized to act as a car parking space.

Car parking throughout is not dominant on the street scape and tend to be broken up with landscaping and tree planting to reduce the visual impact of the car.



Safety & Security

The proposed development will respond fully to the key attributes and guidelines for Safer Places. The following demonstrates the principles and approaches that will be adopted to achieve community safety and reduce opportunities for crime and anti-social behaviour within the development and the surrounding context.

Access and Movement

Primary routes for pedestrians, cyclists and vehicles are direct and follow key desire lines in response to where people want to go.

Movement routes are well used with pedestrians and motor vehicles ensuring they are active and safe at all times of the day.

Footpaths are well overlooked by the surrounding dwellings.

Structure

Windows and door openings will create active surveillance and frontages to the streets, footpaths and cycle routes.

Continuous and active frontages will reduce the opportunities for graffiti on blank façades, such as gable ends.

Corner turning properties will offer surveillance and activity to the street and areas of open space/ pedestrian footpaths.

Surveillance

Natural and active surveillance from surrounding properties and movement routes will overlook publicly accessible spaces within the development.

Ownership

Development layout and boundary treatments will clearly delineate between public, semi-public and private ownerships.

Where side or rear boundaries to the public realm cannot be avoided in the layout of the site, appropriate fencing and landscaping treatments that actively impede access will be used.

Physical Protection

Rear access footpaths are to be gated and not accessible to the general public

Activity

Public open spaces are situated in areas well overlooked by surrounding properties ensuring they are used and surveyed throughout the day.

All building entrances will be accessible and visible from the street, thereby encouraging movement between buildings and the street and bringing additional activity.

Management and Maintenance

A good quality public realm will be provided, stimulating human activity and influencing the

behaviours of users.

Maintenance of the public realm will retain attractiveness of the street, increase safety and promote respect towards the environment.

Waste Management & Servicing

The development ensures that it is able to accommodate sufficient and necessary servicing of all properties within the development.

Utilities

Wherever possible utility boxes should be placed on the side of the dwellings and not on the main frontage of the building.

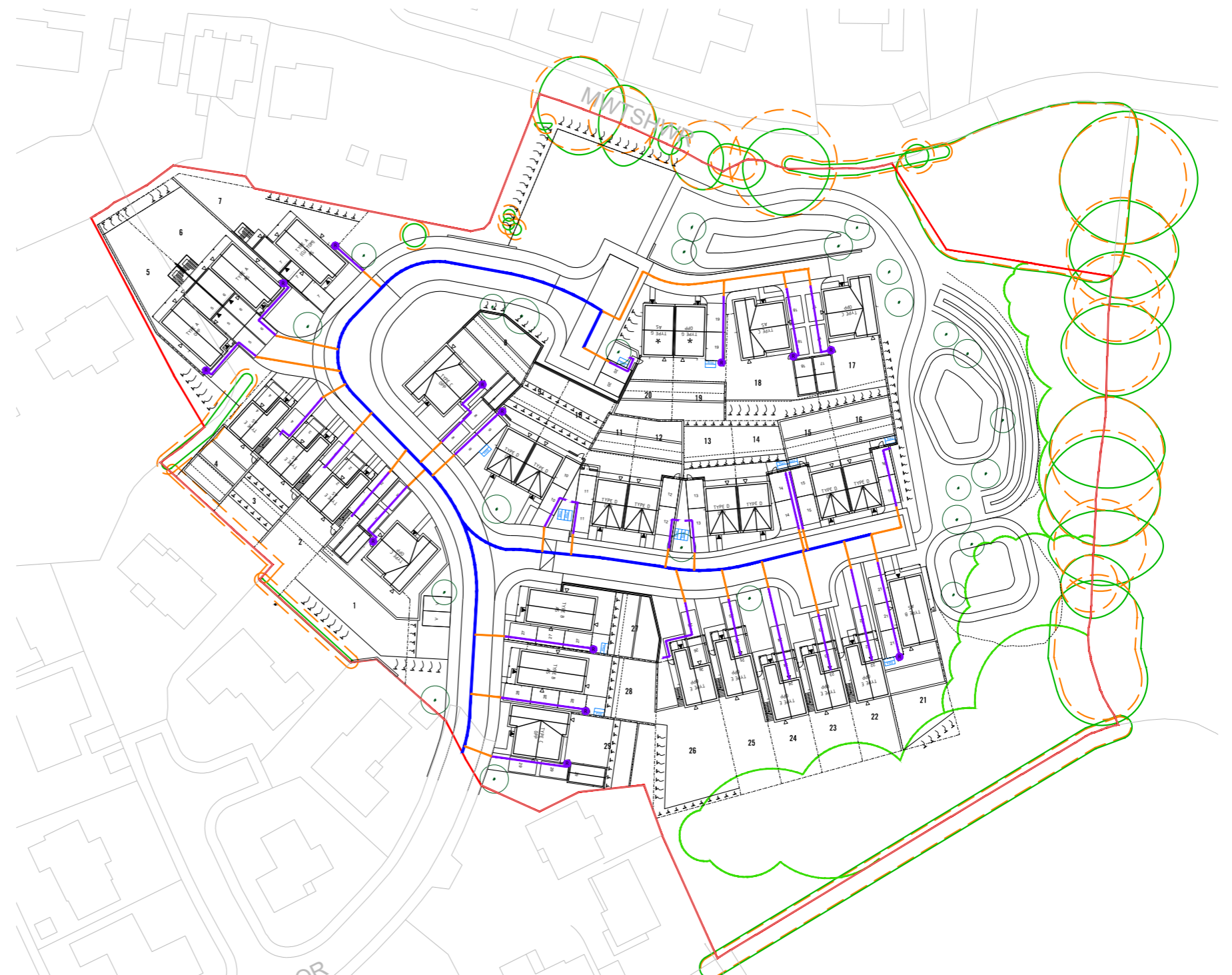
Waste Collection

All properties will have access to their rear gardens or garages from the street to accommodate waste storage and movement. The maximum distance a resident will need to carry their waste from their storage location to the kerb or a bin collection point is 30m. Where necessary bin collection points will be located up to 30m from the adopted highway.

Fire Tender

The maximum distance a fire tender will reverse down a dead end access (private drive) is 20m. From this point a pumping appliance will be able to reach to within 45m of all points inside the dwelling. Turning heads will be situated where necessary to ensure safe fire tender access for all dwellings

- Refuse Vehicle route
- Refuse personnel collection route
- Pedestrian route from dwelling to collection point
- R Rear access to garden



Waste Management and Servicing Plan

04 Final Design



Palette of Materials

The materials and architectural language used in this project is contemporary but appropriate. It represents a modern evolution of the local vernacular.

The two predominantly used materials are render and fibre-cement sidings (for the exteriors). Subtle coloured fibre planks are used in harmony with off-white or cream coloured render. Ivanhoe cream brick or similar material is used for few houses as facing brick in contrast to the render and fibre planks.

Grey concrete tiles are used as roofing material.



Hardie Plank- Pearl Grey



Hardie Plank- Cobble Stone



Hardie Plank- Soft Green



Hardie Plank- Sail cloth



Hardie Plank- Light Mist



Hardie Plank- Monterey Taupe



Render- Off-white or cream



Ivanhoe Cream Brick



Grey roof tiles

Material Plan

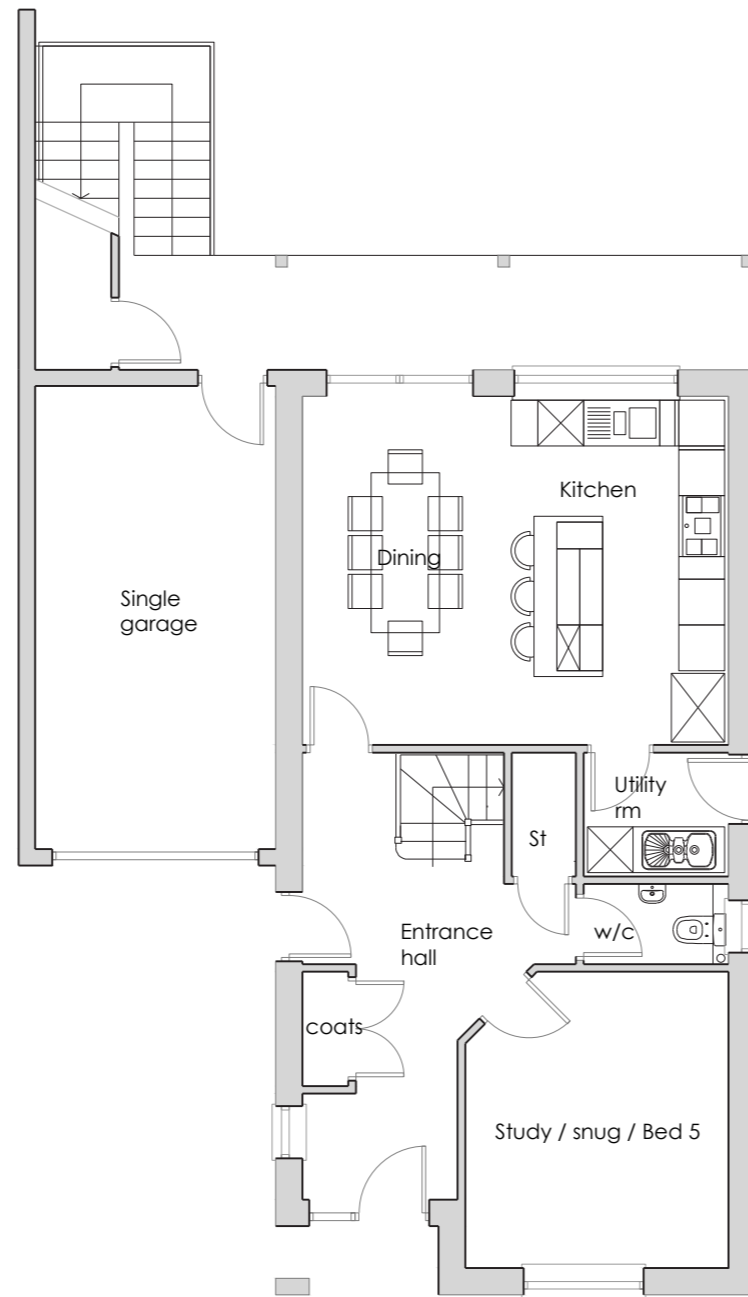
Key

-  Forticrete SL8 Roof Tile - Colour Slate Grey (or similar approved) with grey ridge tile
-  Hardie® Plank Cladding in Cobble Stone
-  Hardie® Plank Cladding in Monterey Taupe
-  Hardie® Plank Cladding in Sail Cloth
-  Hardie® Plank Cladding in Pearl Grey
-  Hardie® Plank Cladding in Light Mist
-  Hardie® Plank Cladding in Soft Green
-  Render - off white
-  Facing Brick - Ibstock Ivinhoe Cream buff brick or similar

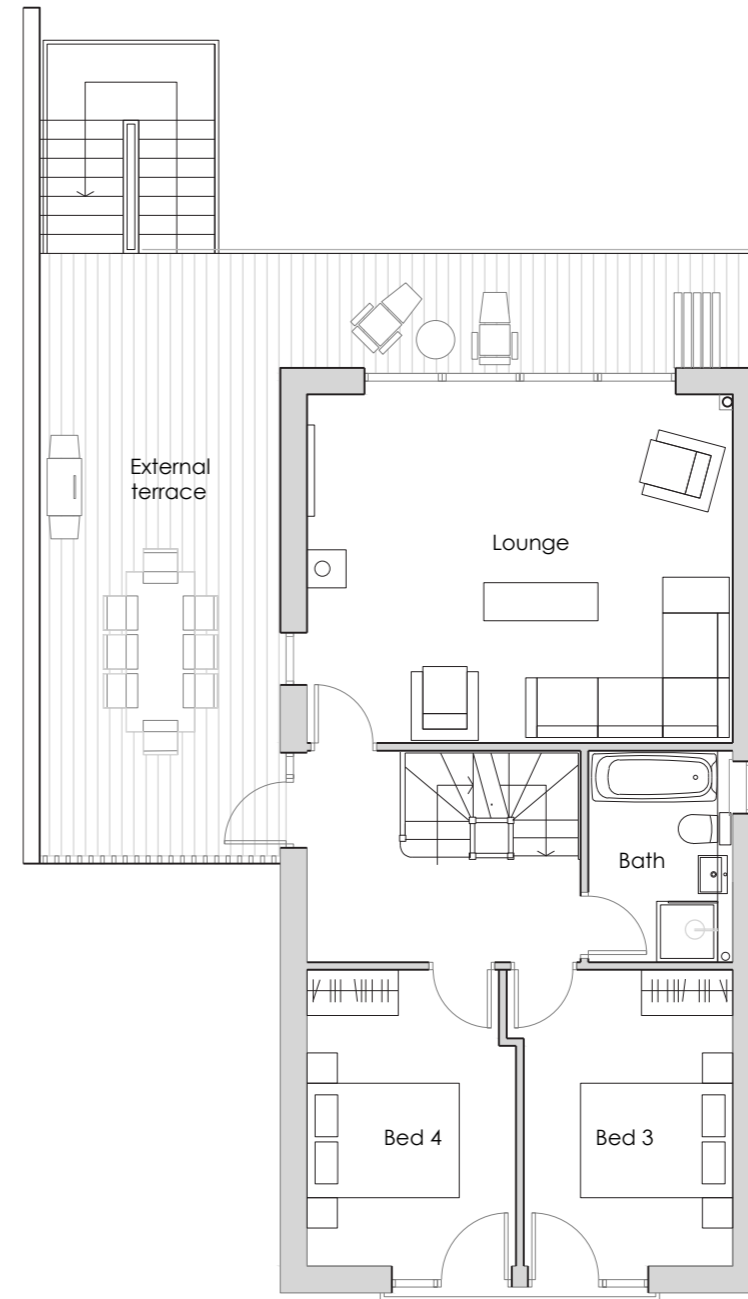


Material Plan

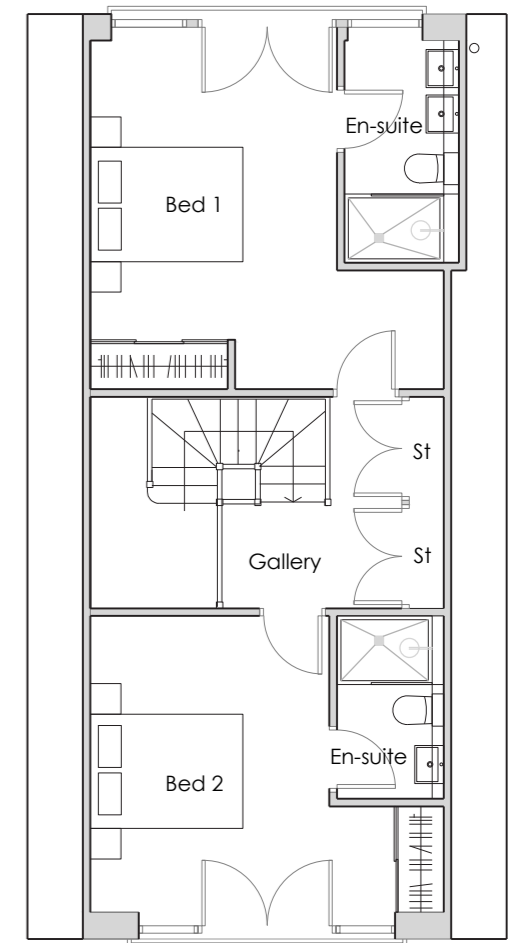
Housetypes - TYPE A



GROUND FLOOR PLAN 62 msq



FIRST FLOOR PLAN 64 msq



SECOND FLOOR PLAN 64 msq





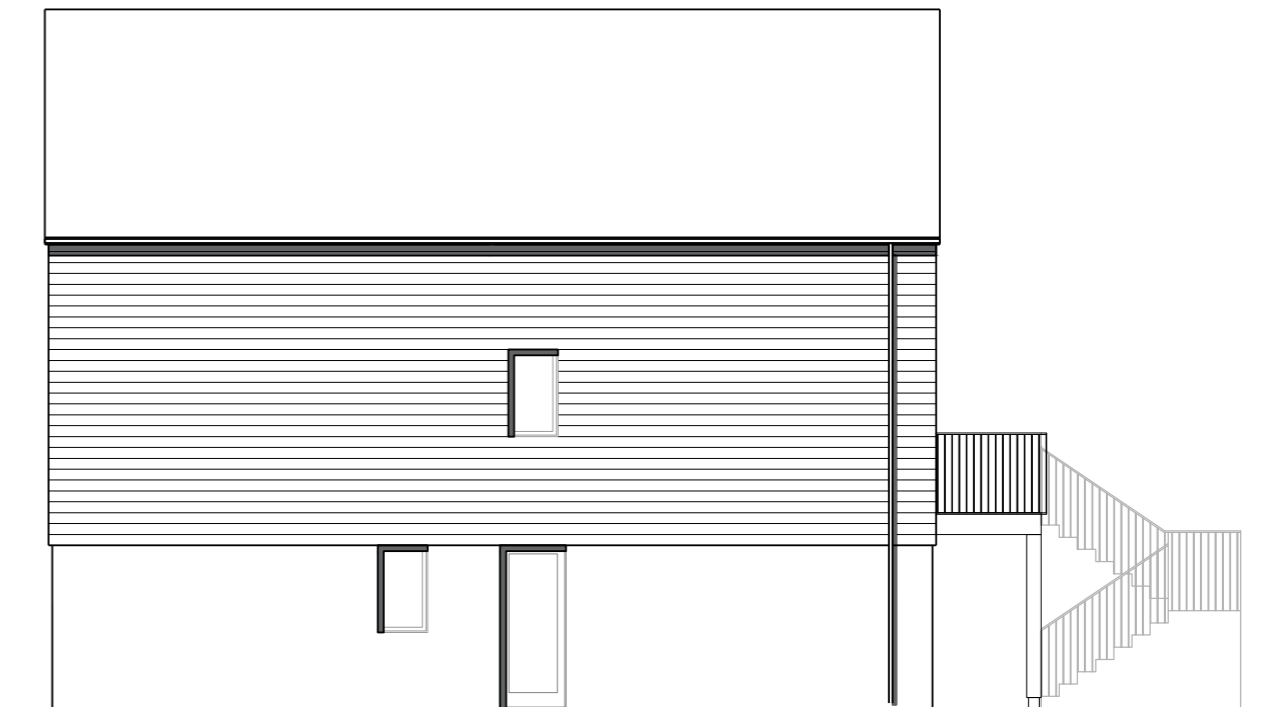
FRONT ELEVATION



SIDE ELEVATION 1

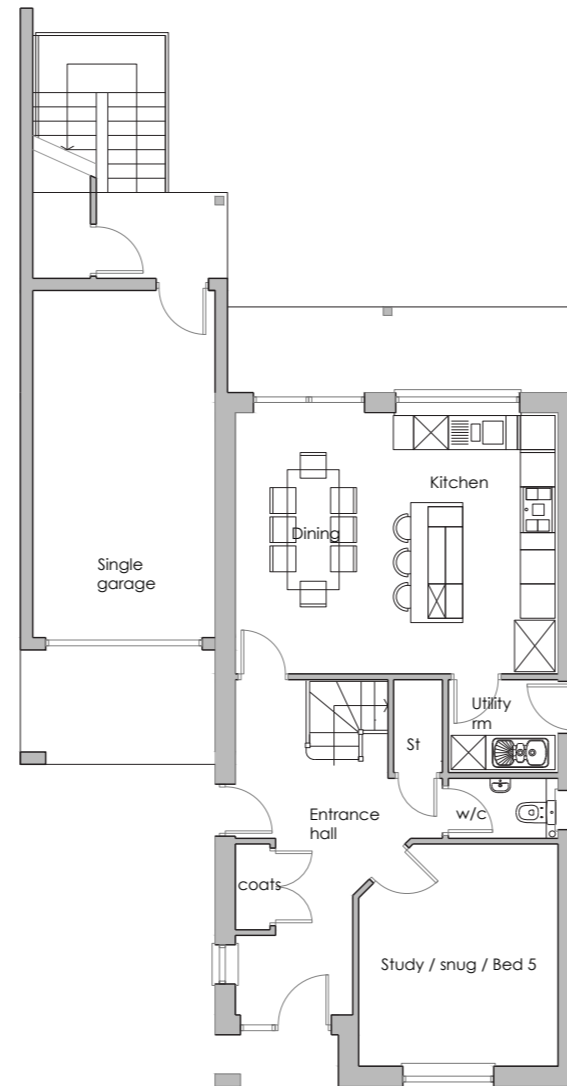


REAR ELEVATION

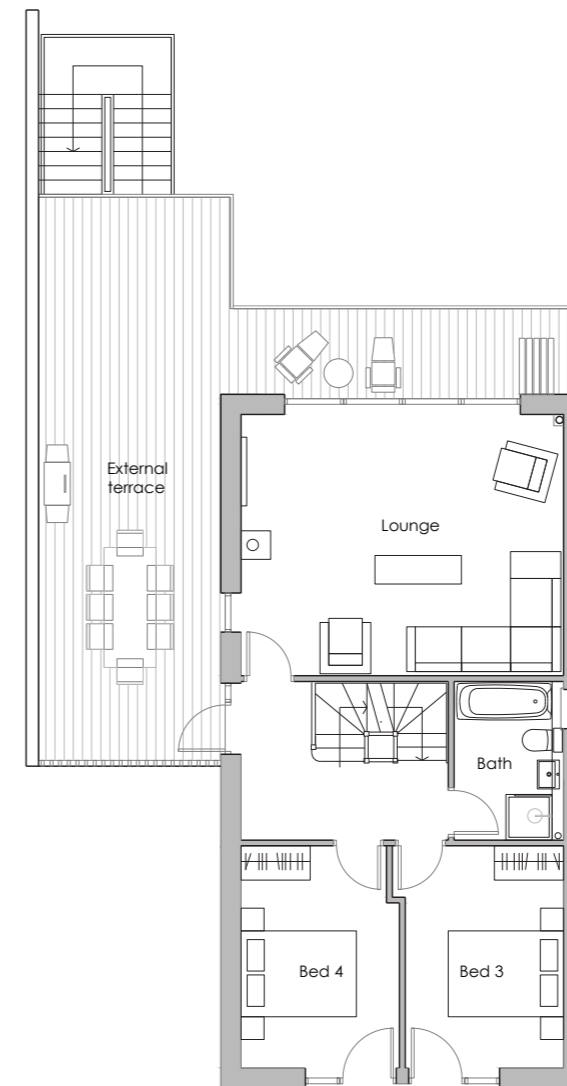


SIDE ELEVATION 2

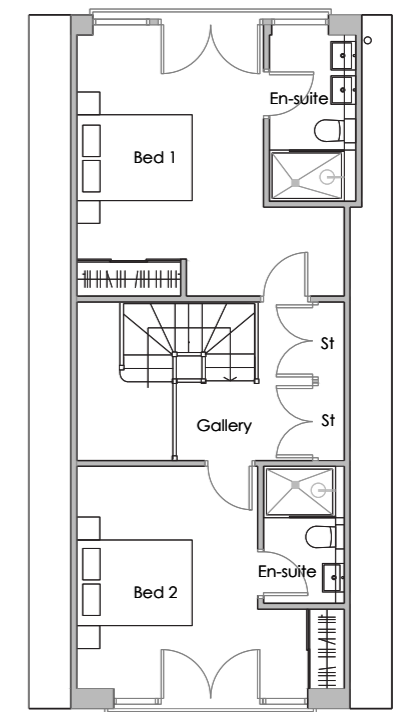
Housetypes- TYPE A (Custom)



GROUND FLOOR PLAN 62 msq



FIRST FLOOR PLAN 64 msq



SECOND FLOOR PLAN 64 msq





FRONT ELEVATION



SIDE ELEVATION 1

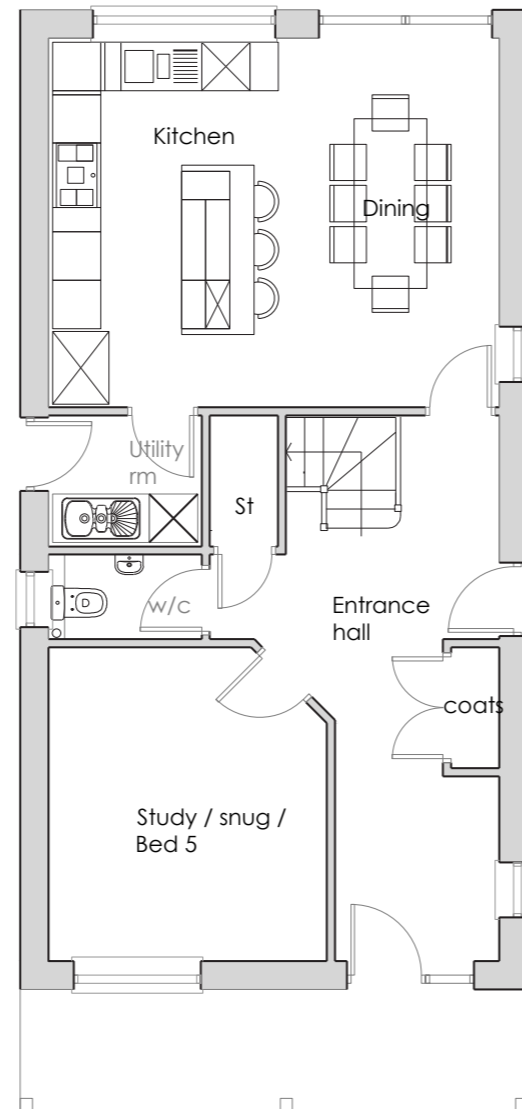


REAR ELEVATION

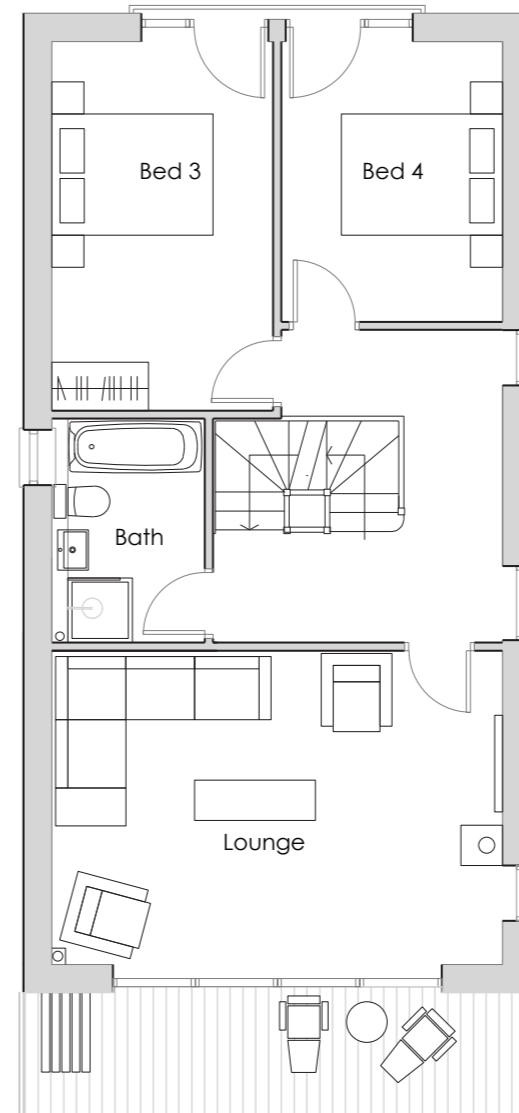


SIDE ELEVATION 2

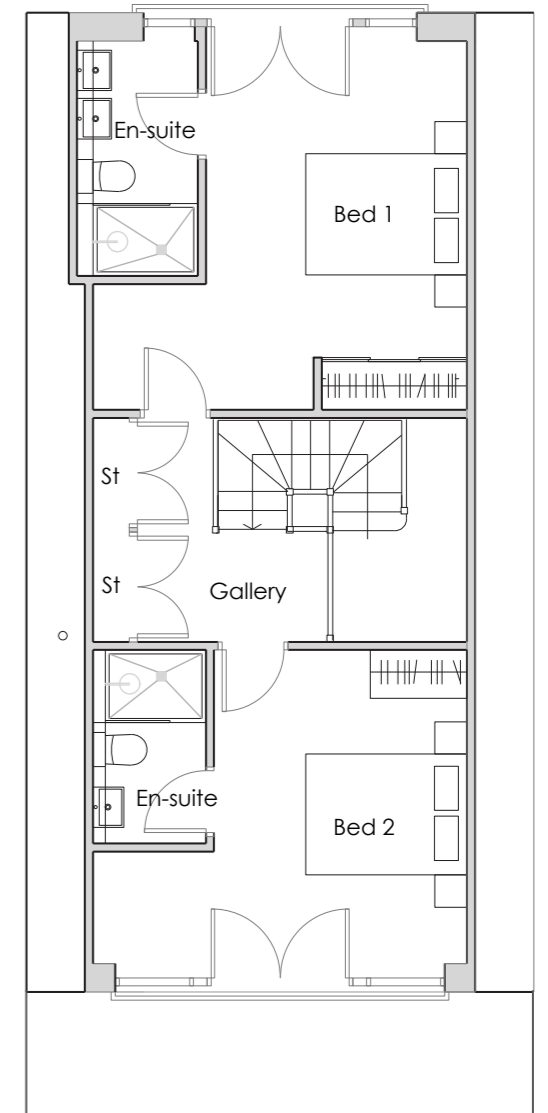
Housetypes- TYPE B



GROUND FLOOR PLAN 62 msq



FIRST FLOOR PLAN 64 msq



SECOND FLOOR PLAN 64 msq

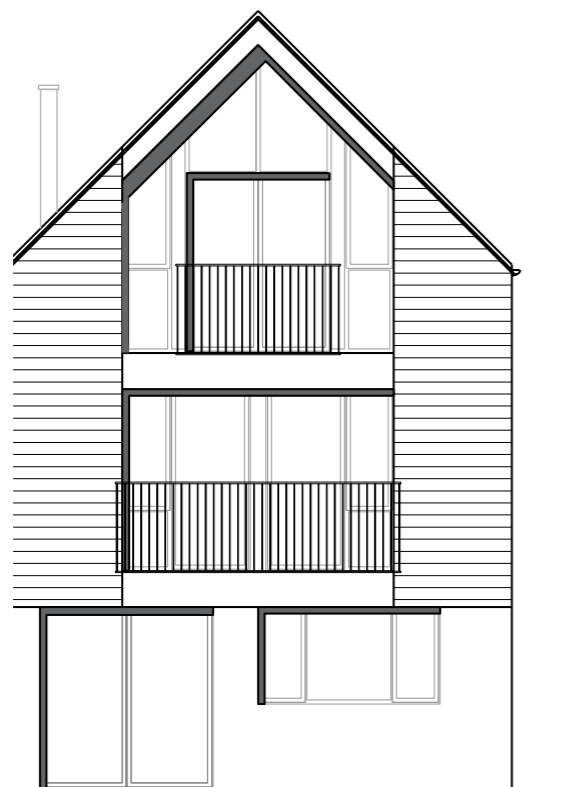




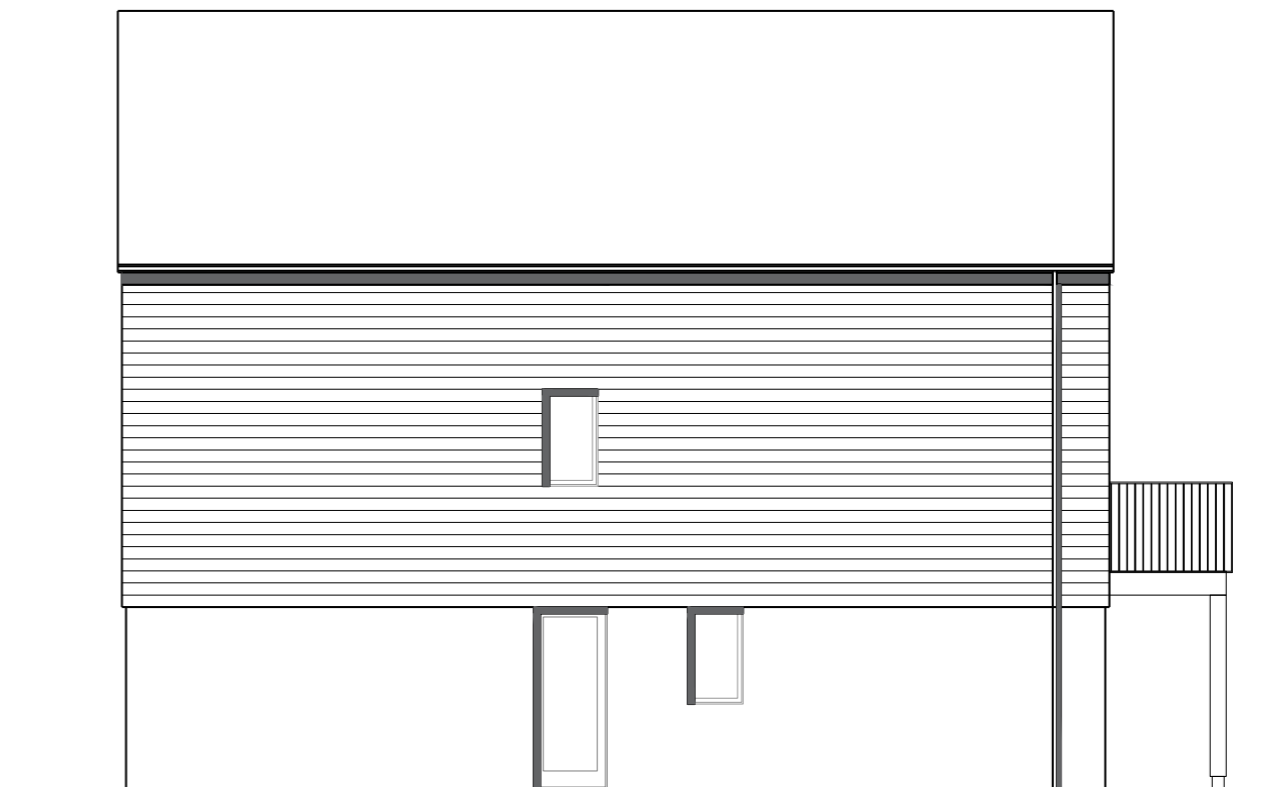
FRONT ELEVATION



SIDE ELEVATION 1

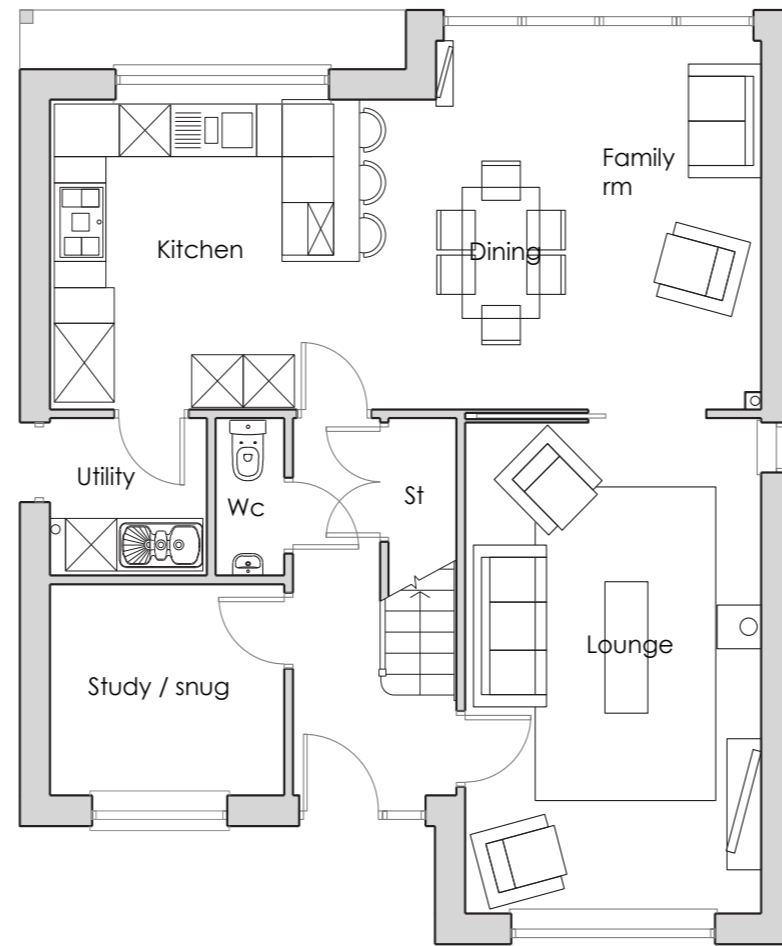


REAR ELEVATION

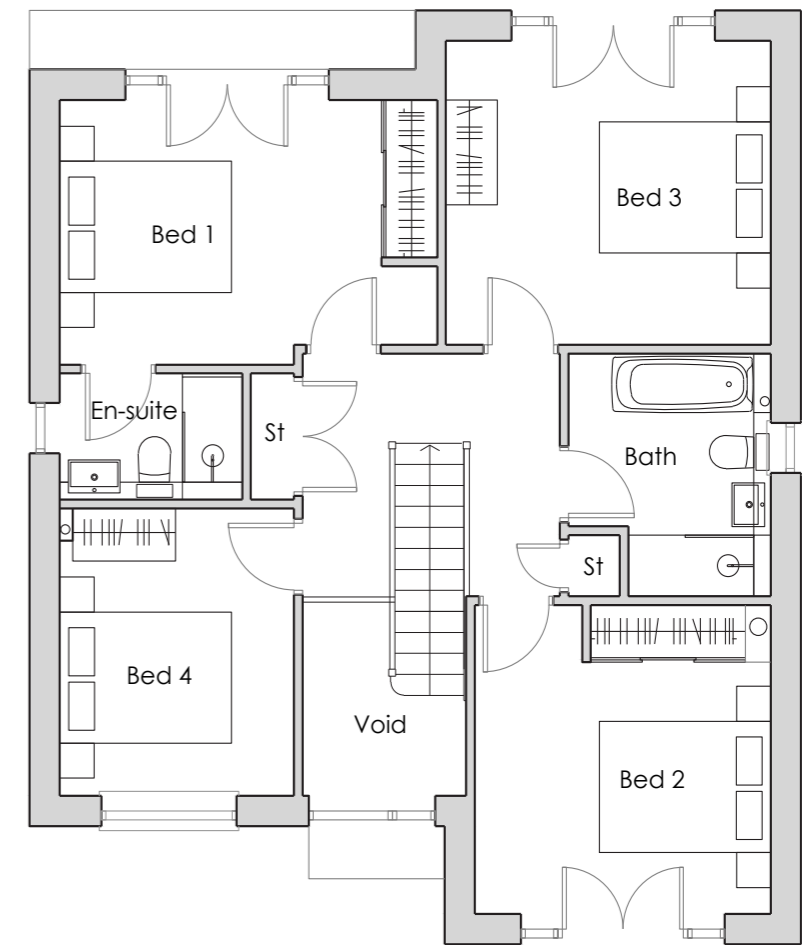


SIDE ELEVATION 2

Housetypes- TYPE C



GROUND FLOOR PLAN 73 msq



FIRST FLOOR PLAN 69 msq (excluding void)





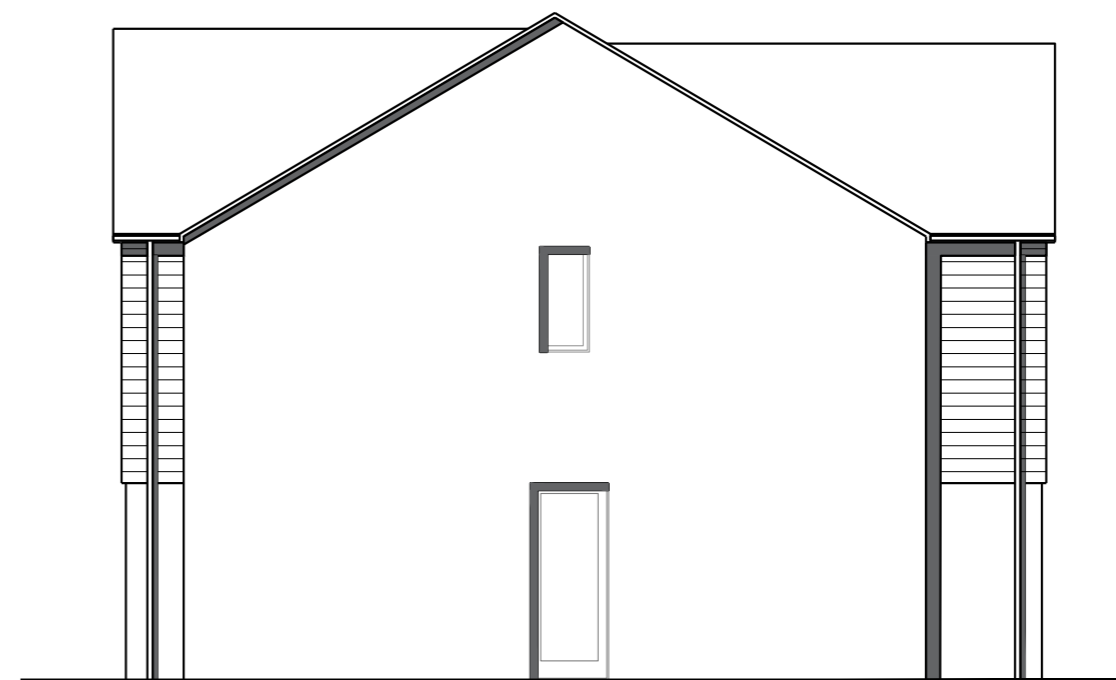
FRONT ELEVATION



SIDE ELEVATION 1

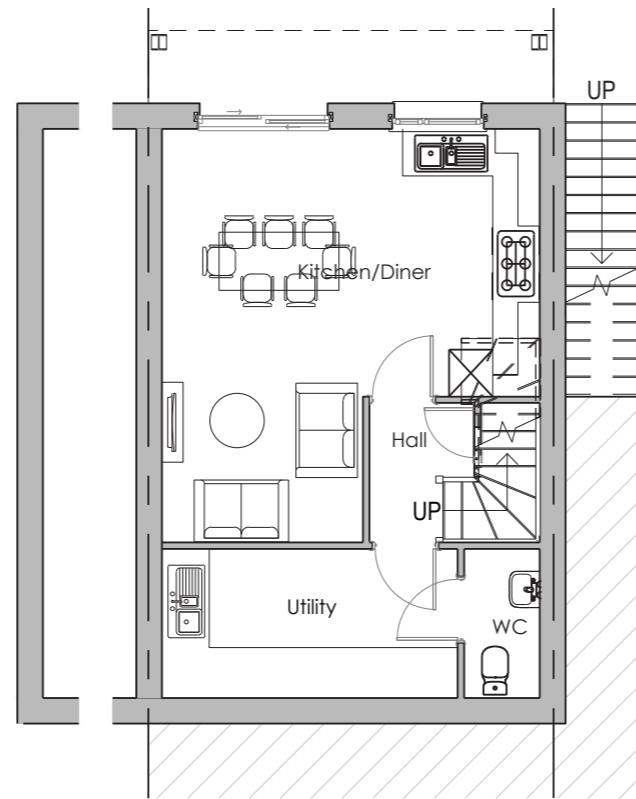


REAR ELEVATION



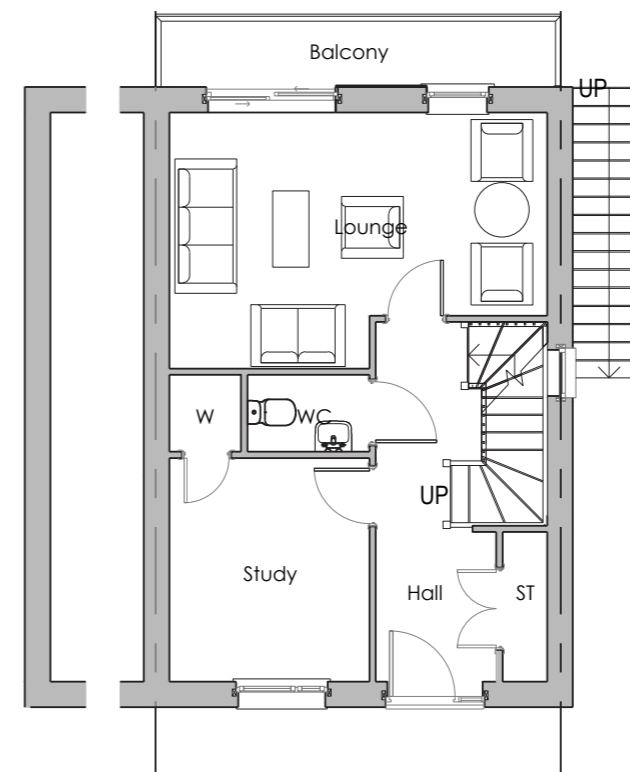
SIDE ELEVATION 2

Housetypes- TYPE D



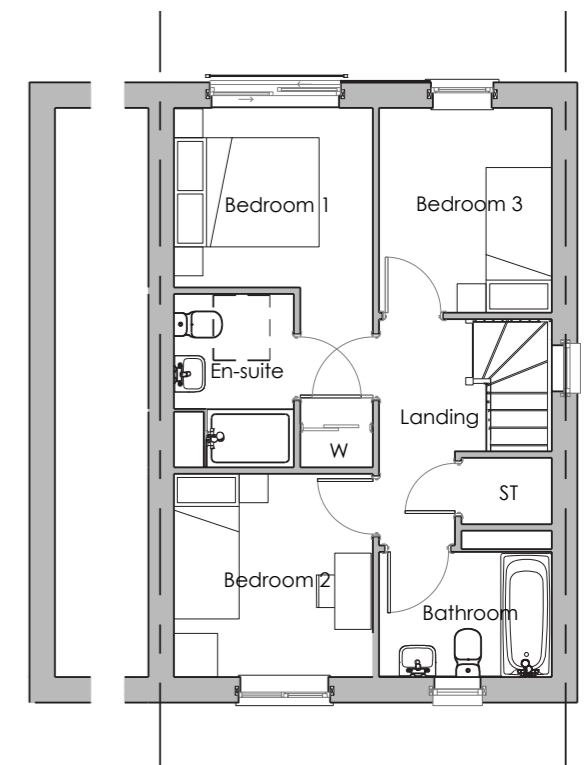
GROUND FLOOR PLAN

LOWER GROUND FLOOR PLAN 41 msq



FIRST FLOOR PLAN

GROUND FLOOR PLAN 40 msq



SECOND FLOOR PLAN

SECOND FLOOR PLAN 40 msq





FRONT ELEVATION

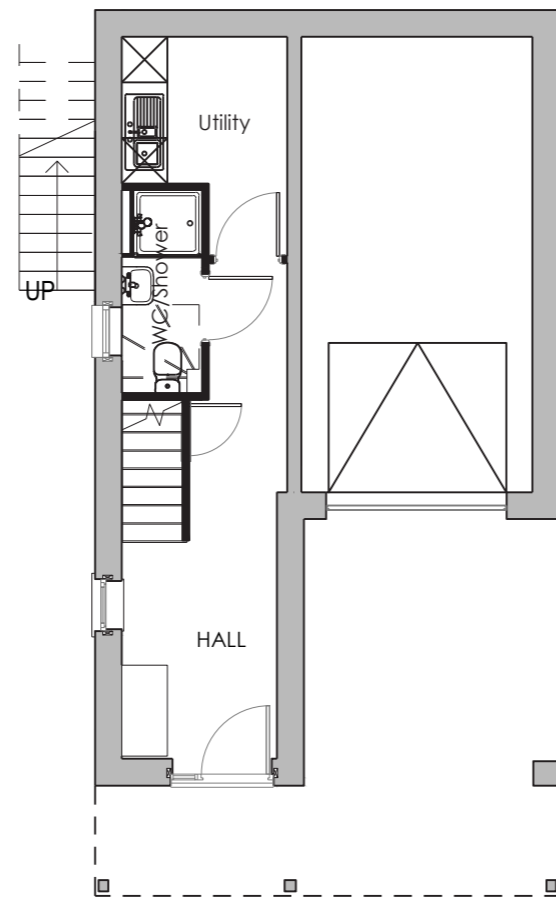


SIDE ELEVATION 1

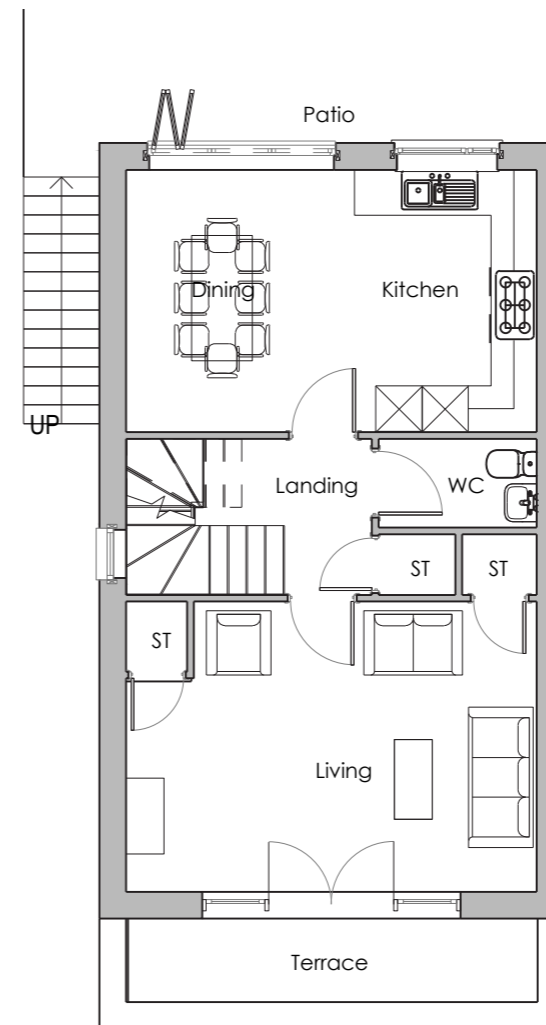


REAR ELEVATION

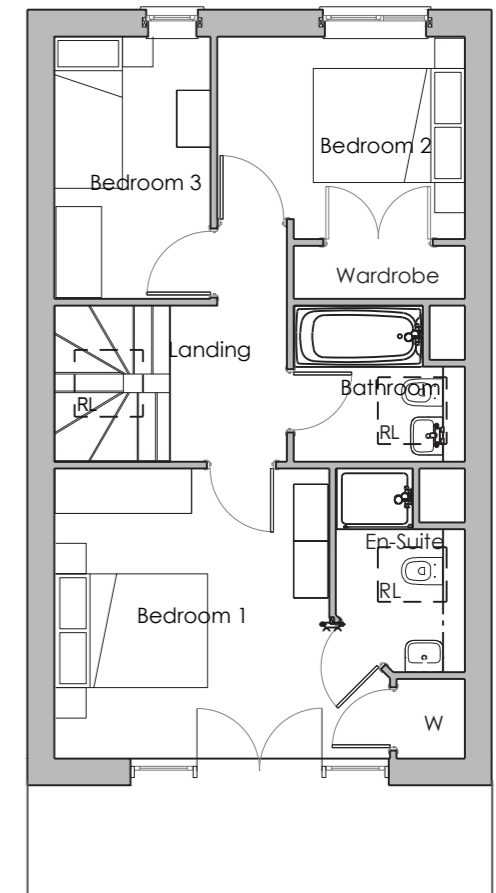
Housetypes- TYPE E



GROUND FLOOR PLAN 20 msq



FIRST FLOOR PLAN 49 msq



SECOND FLOOR PLAN 49 msq





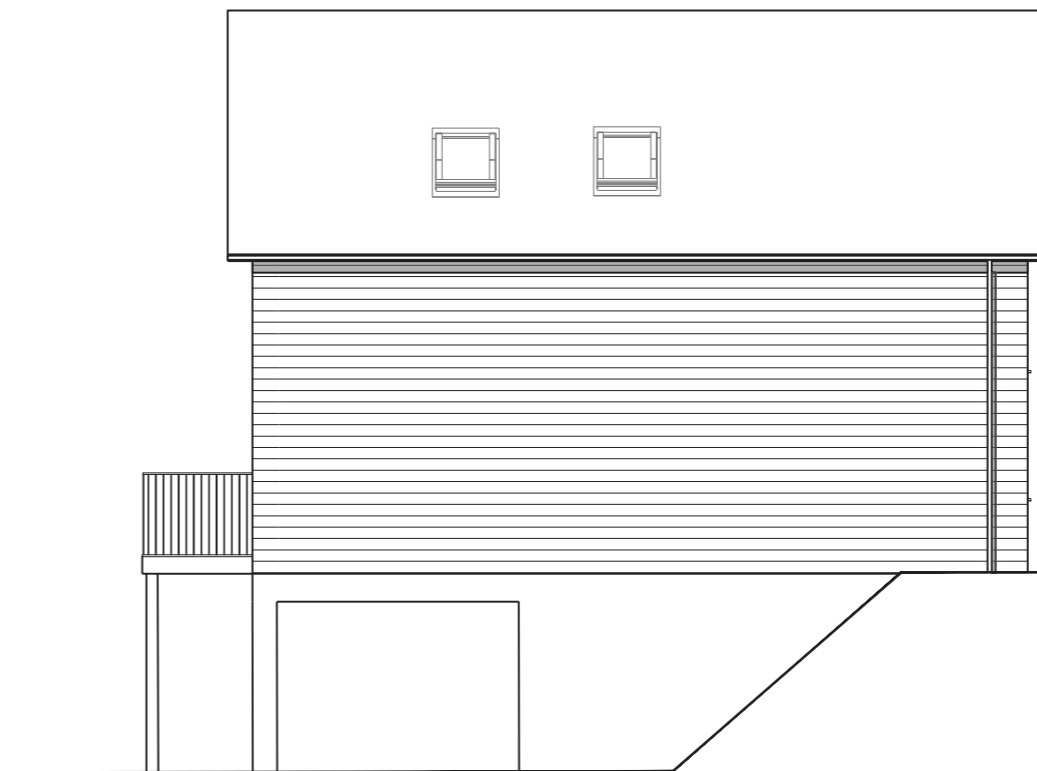
FRONT ELEVATION



SIDE ELEVATION 1

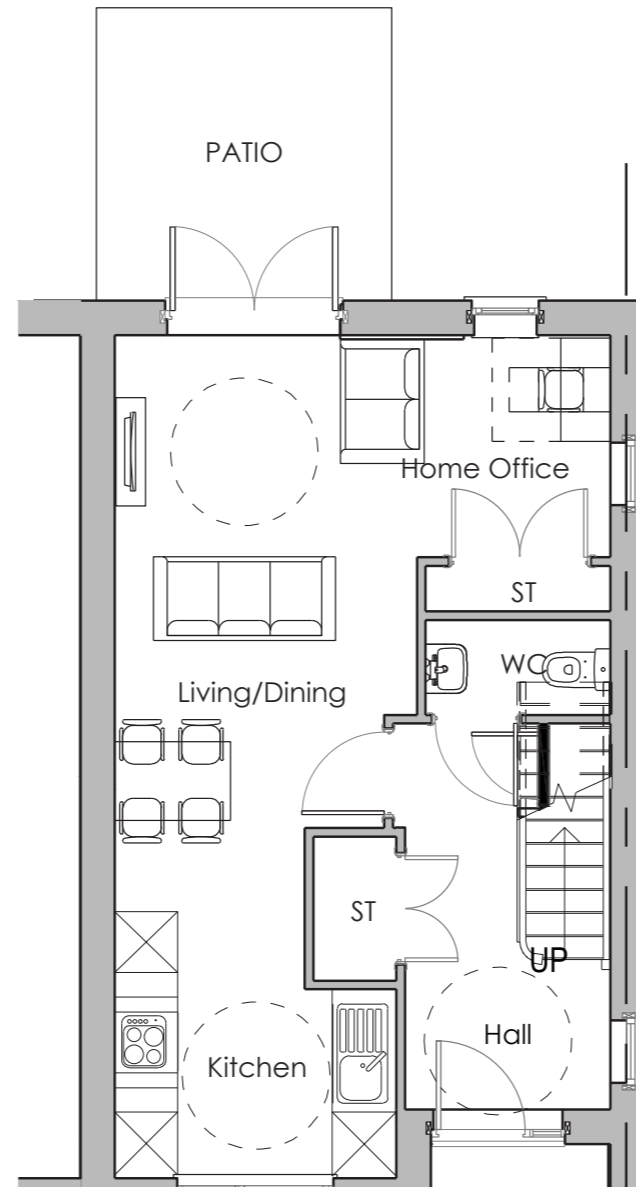


REAR ELEVATION

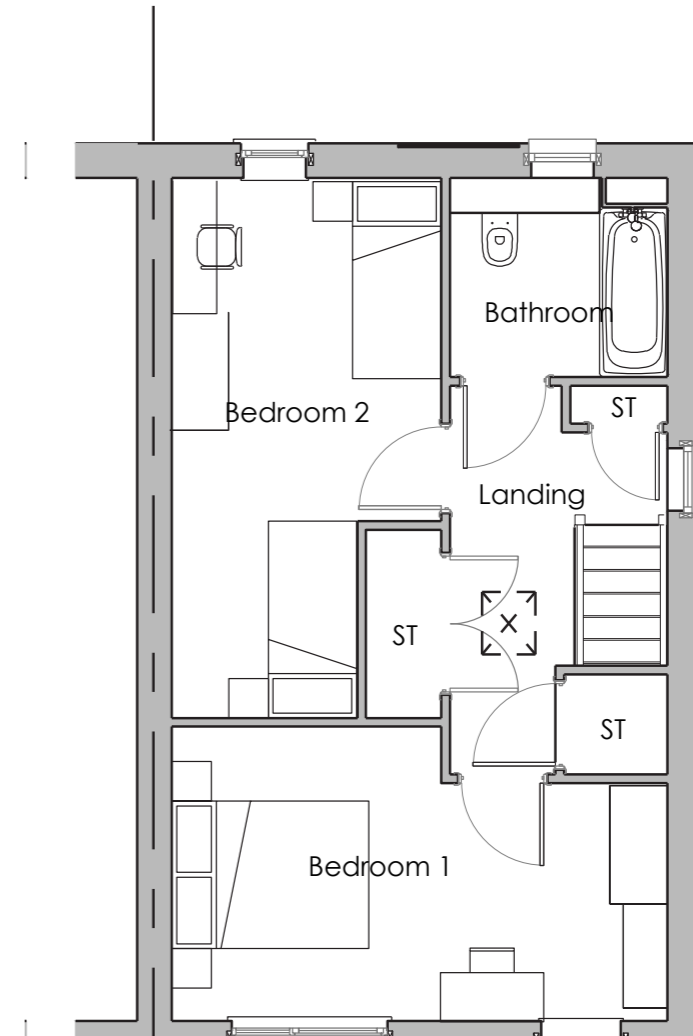


SIDE ELEVATION 2

Housetypes- TYPE G



GROUND FLOOR PLAN 42 msq

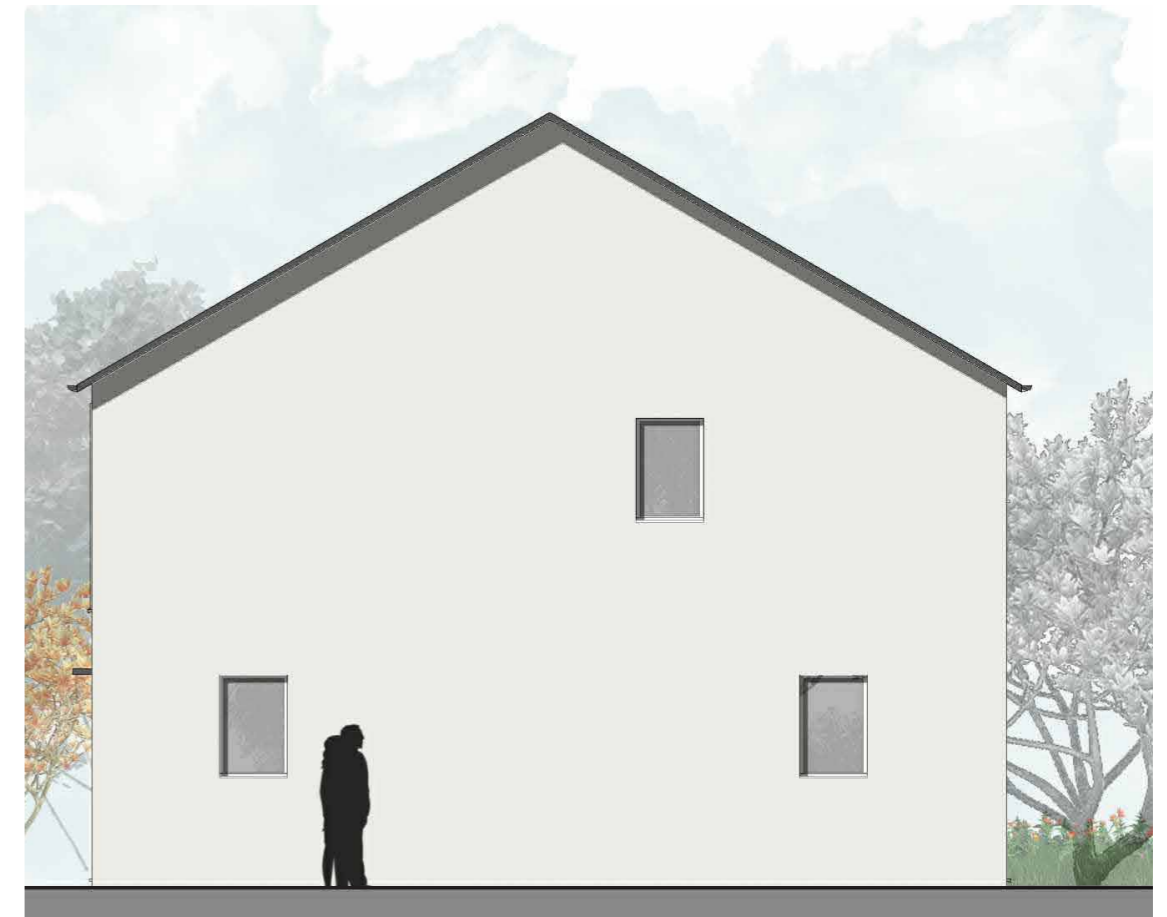


FIRST FLOOR PLAN 42 msq

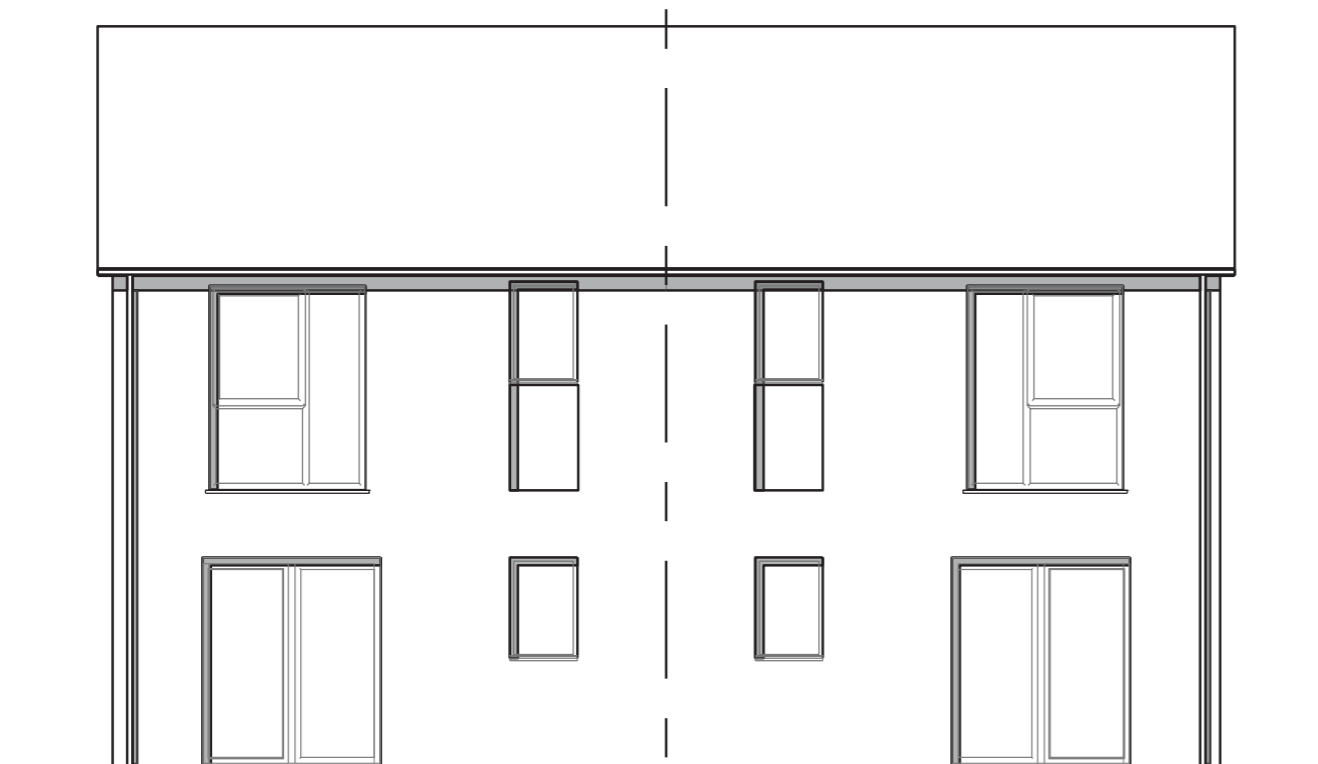




FRONT ELEVATION



SIDE ELEVATION 1



REAR ELEVATION

Street Elevations

The size and articulation of the dwellings fits hand in hand with the falling contours of the site. The layout of units has been done in a way to add interest and diversity to the street scape and provide an attractive place to be.

Changes in scale, projection, materials and detailing all contribute to this distinctive, modern looking development. This has been done in a respective way to the existing stock and as such this development will sit synonymously within St Dogmaels.

This is directly informed by the dwellings use and internal arrangement.

Emphasis has been placed on the primary street where dwellings have been placed sympathetically to provide a strong frontage.



Elevation key Plan



Street Scene A-A



Street Scene B-B



Street Scene C-C



Street Scene D-D



Street Scene E-E



Street Scene F-F

05 Conclusion



Project Review

The proposals set out in this Design and Access Statement highlight the nature of development that Obsidian Homes have for St Dogmaels. This development will act as a natural continuation of the village and provide much needed housing stock for the area alongside affordable units meeting the needs of local community.

This comprised of residential development for up to 29 dwellings, green / blue infrastructure including new areas of green space that will incorporate ecological mitigation and habitat creation, retained woodland and trees, sustainable drainage features, trim trail informal play and recreation space.

Sustainable drainage and ecology will play a key role in this scheme and the attenuation features will become an attractive place for residents.

All the main design elements of this application have been considered and incorporated into this proposal.

The units proposed range from 2-5 bedroom types and will go a long way to meeting the stock required in the local area. This coupled with 10% affordable units will create a community and foster relationships between this new development and St Dogmaels as a whole.

These affordable units are located alongside the open market sale types and are architecturally indistinguishable from open market sale types.

Extensive areas of existing woodland and significant trees have been retained and incorporated into a green swathe running along the eastern boundary of the site. These form the framework for the development, with residential blocks running in line with the sloping contours.

A new public open space will feature buffering the development from the east. This will incorporate a range of informal play spaces as well as a small trim trail like walk for residents as well as featuring swales and attenuation features.

The development will reflect the character of St Dogmaels in terms of scale, massing and the range of materials used. Materials used across the site reflect those found in the context of the site helping to form a natural urban extension to St Dogmaels.





Designed for Living

Education

Working

Health

Sports

Regeneration