

# Design + Access Statement

## RIBA Stage 3

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Project Name

### Land Adjacent to Bro Dawel, Solva

Client

**ATEB**



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## Revisions Schedule

Revision	Description	Drawn	Check	Date
P1	Issued for Comment	JJ	CW	03.07.2023
P2	Updated visuals and text	JJ	CW	10.07.23
P3	Updated based on Planning Consultant Comments	JJ	CW	11.07.23

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## 0.1 Introduction

This Design Statement accompanies a full planning application for the development of 17 affordable dwellings (Phase 1, with an additional 11 dwellings as part of a Phase 2) as well as associated communal facilities including a community green space and external works at the site adjacent to Bro Dawel, Solva, submitted on behalf of ATEB Housing Association.

## Purpose

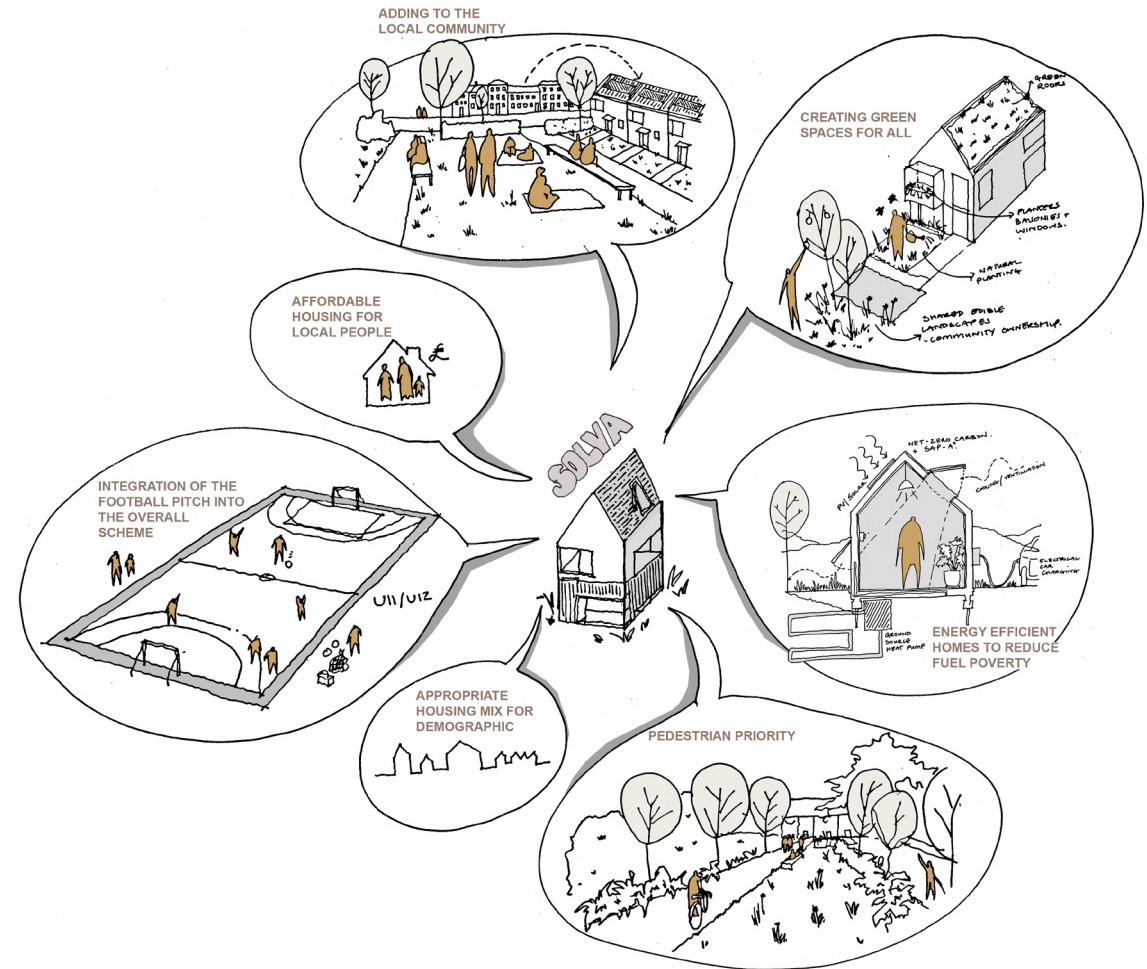
TAN 12 defines a Design Statement as 'a communication tool which outlines how the design of the proposal has been considered from the outset of the development process and how the objectives of good design have been used to inform this.'

The purpose of this document is to analyse the context of the site in respect of planning policy and the local character of the area, whilst having regard to each of Welsh Government's five objectives of good design.

## Aim

The aim of this document is to:

- Provide an overview of the site context, which has aided in shaping the proposals.
- Demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account.
- Explain the design principles and concepts that have been applied to the development.
- Explain the policy or approach adopted for access and how policies relating to access in the development have been considered; and
- Explain how specific issues which might affect access to the development have been addressed.





## **RIBA Stage 3 – Design Statement**

### **Section 1: Project Brief**

This section of the statement will clearly explain the design team associated with the scheme, as well as the client and the brief and how the scheme has developed to accommodate this brief.

## 1.0 Design Team

The following section describes the project design team.

### Solva Community Land Trust

Solva has been identified as an area requiring additional residential housing due to the high number of second homes and holiday leasing within the community. There is limited affordable rented accommodation and long-term housing solutions. Working in Partnership with Pembrokeshire County Council, Solva Community Council sought to establish its own Community Land Trust (CLT) to deliver affordable community housing. An interim board has been assisted by other people in the early stage of the project to get the CLT off the ground. Workshops were run in Solva in order to better understand housing needs in the area. A site was identified early on which has long been the focus of a potential development in the village. The ongoing engagement of the community is a vital part of the development of the scheme.

### ATEB Group –Client

ATEB Group, Pembrokeshire's only locally based Housing Association currently manage over 3,000 homes in the county and have an active new build development programme. Their new 3-year strategy will promote the support rural housing projects because we see such projects as an important component to they we are. They will develop the systems and processes to allow SCLT to achieve its outcomes. ATEB have accessed grant for housing from the Local Authority and are excited to be in partnership with Solva CLT.

### Pentan Architects –Architect

Pentan Architects is an award-winning architectural design practice based in Cardiff. Formed 25 years ago, the practice has always held place, planet, and people at its heart. Most of our work is in the residential sector where our people centred approach is explored at all levels of the project.

We care passionately about the happiness of those who will inhabit our buildings, and this motivates us to deliver thoughtfully designed and well-crafted environments to enhance life and place.

Pentan's architecture is people-centred, thoughtfully-designed and well-crafted to enhance life and place. We are committed to making a socially and environmentally sustainable contribution to the built environment across a range of residential and supported living schemes, healthcare, cultural and community based projects. Pentan Architects has a wide-ranging portfolio, including projects of varying scales, complexities and locations.

These include new-build and regeneration projects, ranging from large urban new-build sites to small sensitive infill schemes. We work for a broad range of clients from private individuals to developers, HAs, LAs and private clients. Pentan Architects bring a careful and considered approach to each and every project.

### Wider Design Team

- Bullock Consultants
- Penfro Consultancy
- Amity Planning
- Grays Consulting
- John Champion Associates Ltd
- Ifor Russell Partnership



## 1.1 Understanding the Client, Community + Brief

The following section describes the nature of the client and the project brief and CLT Pre-Feasibility Report which will form the basis for the interrogation of the site and project requirements.

### Client Aspirations

1. As part of the agreement to develop the land it is necessary to retain an under 11/12 football pitch as part of the development. Consider the integration of the football pitch in the overall scheme, how this meets the boundary and housing. How is it used when not for football?
2. The regeneration involves and adds to the local community and is in keeping with the location, but offers innovation and high quality.
3. A number of renewable energy systems should be considered to ensure our residents do not end up in fuel poverty
4. Pedestrians have priority over parking and moving vehicles

**“ To continue the development of “community” that everyone who has grown up in the area understands and ensure that no one is ever in fuel poverty. To achieve this, we must ensure the best standards of design and sustainability are adopted and boundaries pushed. ”**

Quote from CLT Pre-Feasibility Report (05.01.21)

## 1.2 Spatial Requirements Development/ Tenure Mix

The following options should be explored as part of the site evaluation process:

1. Scheme design that is both traditional or with a modern edge and in keeping with the location.
2. Provide specification enhancements specific to the location and environment.
3. We enhance the residential offering within the village location.
4. The site adds environmental/living enhancement to the area.
5. The regeneration involves and adds to the local community.
6. The development provides a quality environment to live.
7. We demonstrate innovation through the investment.
8. Users of the end solutions are satisfied.

The landscaping strategy / design of the scheme should consider the following:

1. Use of planting to borders to aid in biodiversity, reduced maintenance to the site and aid in sustainable drainage systems (SuDS)
2. Use planting to define parking, roads and house boundaries
3. Consider the integration of the football pitch in the overall scheme, how this meets the boundary and housing. How is it used when not for football

It was initially considered that 18 units would meet the local demand for the site. Following interogation of the site, it was established the site could potentially offer a greater number of houses overall, with 17 homes being delivered in a first phase of development.



## 1.3 Community Engagement

The diagram and list below summarises the comments received from 141 members of the community so far regarding their aspirations and desires for the scheme

- **Overwhelming majority (90.3%) of respondents thought affordable housing in Solva is a good idea**
- **The scheme would encourage young people who want to stay in the area or return to the area and who cannot currently afford housing in the area**
- **The scheme would provide housing for elderly members of the community**
- **It would allow families to remain close to one another**
- **Highly priced houses are excluding local people from staying in the area**
- **The area has a propensity for holiday / second homes, which override the needs of the local community**
- **The scheme should provide for those wishing to downsize or to live in a smaller property**
- **The scheme should ensure that the community living there is provided for in housing mix and demographics**
- **The main reasons for needing to move to a new affordable home in Solva were given in the following order:**

I would like to live independently; I need to move for health / mobility reasons; My current home is too small; My current home is too large; My current home is in poor condition; I need to live closer to a relative / family; I would like to move back to parish; I live in temporary accommodation; I am struggling to afford my current home; I need to live closer to employment



My current home is too large



I would like to live independently



I need to move for health / mobility reasons



My current home is too small



I need to live closer to my family



I am struggling to afford my current home



I need to live closer to my employment

## 1.4 Project Aspirations

Following the initial public consultation and discussions with the CLT Group, the design team summarised the project aspirations for the local community which are described below:

**1. Growing a Strong Community:** Creating places to encourage social interaction. Integrating communal landscapes will help build community. Shared facilities make you more likely to bump in to your neighbours.

**2. Super Sustainable New Homes:** Our new homes will be super insulated and air tight, to 'passivhaus' standards. A 'fabric first' approach makes the best use of valuable energy resources; lowering carbon consumption and energy costs. Sustainable technologies will deliver clean, reliable, energy at affordable prices.

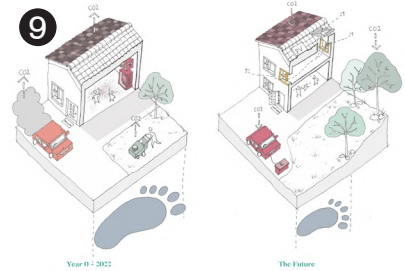
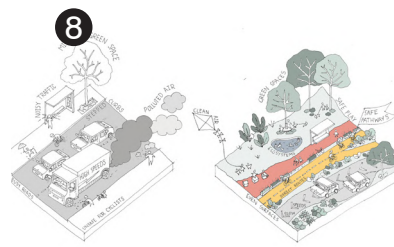
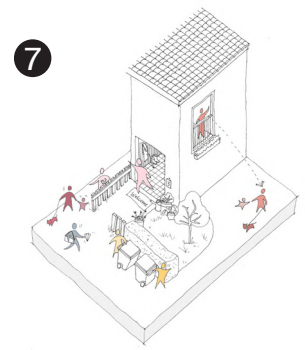
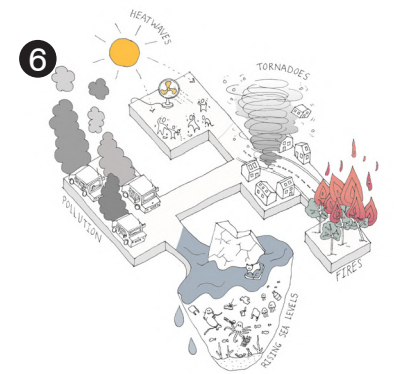
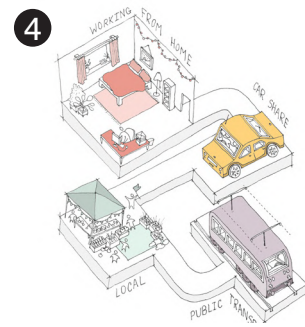
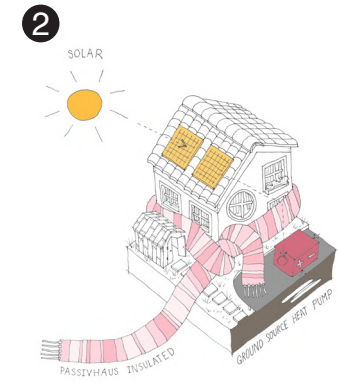
**3. Looking After the Wildlife:** The existing valuable site ecology and landscape features will be retained and improved. New landscape features across a range of scales, from meadow planting to bug hotels and bat boxes will provide a rich and diverse habitat for wildlife.

**4. Evolving Car Ownership:** We acknowledge that connectivity to other areas of the county for employment is limited in Solva and a balance has to be struck with car demand and future-proofing. However, the general trends are that working from home, home delivery services and the rising cost of fuel and energy have changed our existing vehicle habits, but rural communities still need provision for at least one car per household.

**5. Affordable Homes for Everyone:** We will be providing a range of new, affordable, homes to suit the needs of the community. Understanding this local need is important for us to build a strong community and to deliver a vibrant place where residents feel safe and secure.

**6. Tackling Climate Change:** Our homes and vehicles contribute significantly to the climate crisis we are facing. In everything we do the impact on the quality of our environment, the climate, our health and well-being will be fully considered.

**7. Reducing Our Carbon Footprint:** To avoid the worst impacts of climate change reducing the use of carbon during the construction and operation of all new developments is vital. Designs will maximize passive solar gain to reduce heating demand and utilize renewable technologies to reduce operational carbon.





## 1.5 Public Consultation Event

A public consultation was conducted by Pentan Architects, ATEB and the CLT on Thursday 11th August 2022. The scheme proposals and site analysis were presented to the community at this stage in order to get early public input on key issues around the project as well as to update the community on the progress with the scheme. From these events, useful feedback was received from the community which was then used to progress the scheme. A summary of the feedback received from the community below:

**To make a positive contribution to Solva, what should the new homes be like?**

- Good Views, Environmentally friendly, Local use, Attractive, Sustainability, Gardens, Contemporary, apartments with shared green space, Eco-friendly.

**Would you move to a development with only one on plot parking space per home if it meant more green spaces/protecting the landscape? Would you use a community car club?**

- 1 space per dwelling -lack of public transport reliability still need a car.
- Some people open to car share scheme.

**Would you use community recycling facilities if it meant more green spaces and safer streets?**

- Communal recycling generally well received with some design considerations and discussions with council.

**What kind of Housing do you want to see? (Family housing, first homes, downsizing, older people, how many bedrooms?)**

- Focus on young people and families- Starter homes
- Some desire for housing for older people.
- Good mix to create a community.

**Any general comments or feedback you would like us to consider**

- Sustainability, parking, electric charging.
- Passivhaus.
- Green space-multi-use-re-frame that it is not just for football





## RIBA Stage 3 – Design Statement

### Section 2: Site Assessment

Upper Solva, where the site is located, is characterised by its generic ‘suburban’ sprawl with no distinct character or distinctiveness, no reflection of the area or climate in which it is built to which our response has been to analyse and understand the climate, materiality and spirit of the place and draw upon the characteristics of those historic buildings ‘of Solva’.

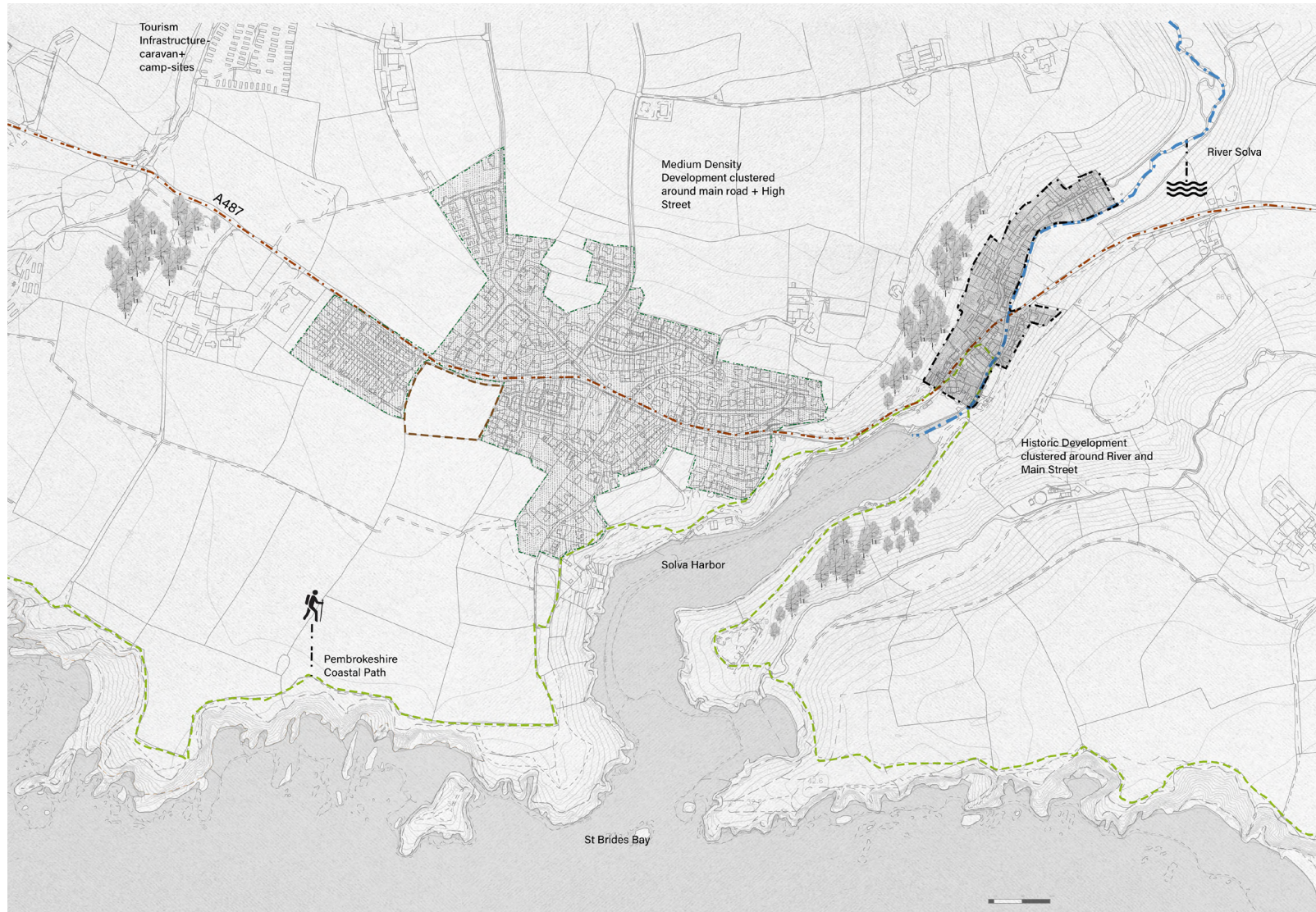
This research has been used to develop a scheme that responds to the weather and climate of the place, inform material choices, architectural character and detailing to provide a scheme that is more distinctively ‘Solva’ than the surrounding, more generic, developments.

This section of the statement will clearly demonstrate that the design team have addressed the context of the site and its surroundings and that through the design process, have assessed the full context including, as necessary, the physical, social and economic characteristics of the site and surroundings, as well as any existing planning policies.

## 2.0 Site Context



The following section describes the location of the development site, the constraints and opportunities for development and a photographic record of the site and its surroundings. The adjacent drawing highlights the site within its wider context and begins to define some of the key aspects to consider regarding how to respond to the local context.





## 2.1 Site Location

Solva is a village in Pembrokeshire, Wales. The village comprises principally Lower Solva and Upper Solva. Solva lies on the north side of St Bride's Bay, in North Pembrokeshire in the Pembrokeshire Coast National Park and on the Pembrokeshire Coast Path. Lower Solva lies on a deep valley at the mouth of the River Solva. In the valley is Lower Solva, consisting of a long street ending at the small harbour. Most of the modern development has been in Upper Solva, on the cliff top to the west of the harbour.

## 2.2 Site Analysis

- The site is roughly rectangular in shape and occupies an area of approximately 1.68 hectares which is currently grassed and utilised as football pitches.
- The boundaries of the site are defined by the A487 to the north, existing residential developments to the west and east and undeveloped fields to the south. The site is bounded on all sides by Pembrokeshire hedgerows.
- The site is situated on gently sloping ground which falls to the east from an approximate maximum elevation of 64m AOD within the western area to an approximate minimum elevation of 62m AOD within the eastern area.
- Current access to the site is from the A487 via the northeast corner of the site. Residential development lies to the eastern and western boundaries with agricultural land to the south.
- Solva Harbour and the River Solva are located approximately 400m to the southeast.
- Eight statutory designated sites of conservation importance within 2km of the proposed development. These are the Pembrokeshire Marine SAC, the St David's SAC, the West Wales Marine SAC, the North-west Pembrokeshire Commons SAC, the Ramsay and St David's peninsula Coast SPA, the St David's Coast Peninsula SSSI, the Dwrhyd Pits SSSI and the St David's Airfield Heaths SSSI.





## 2.3 Green Infrastructure



The adjacent drawing highlights the site within its immediate context.

### Green Infrastructure Key

- ① The proposed site
- ② School playing fields
- ③ Village Green
- ④ Football pitch
- ⑤ Playing Area
- ⑥ Allotments
- ⑦ Pembrokeshire Coastal Path

### Site Boundary Conditions:

Northern boundary, hedgerow running alongside the A487 road, consists of only a few short sections of hawthorn and blackthorn hedgerow with stretches of bramble in between with post fence.

Eastern boundary consists of a wooden fence for half its length and hawthorn dominated hedgerow along the other half. (Pembrokeshire Hedgerow)

Western boundary hedgerow is defunct consisting of a row of individual, regularly spaced hawthorn bushes with bramble scrub in between the bushes. (Pembrokeshire Hedgerow)

Southern boundary hedgerow is intact and composed of a thick belt of blackthorn with other species such as hawthorn and elder also present.(Pembrokeshire Hedgerow)





# 2.4 Local Amenities



The adjacent drawing highlights the site within its immediate context.

### Important Buildings Key

- ① Bay View Stores & Post Office
- ② Ysgol Penrhyn Dewi - Aidan Campus Primary School
- ③ Church of St. Aidan Grade 2 Listed
- ④ Solva Care Doctors Surgery
- ⑤ Solva Football Club
- ⑥ Solva Memorial Hall
- ⑦ Mount Zion Church





 Grade 2 Listed

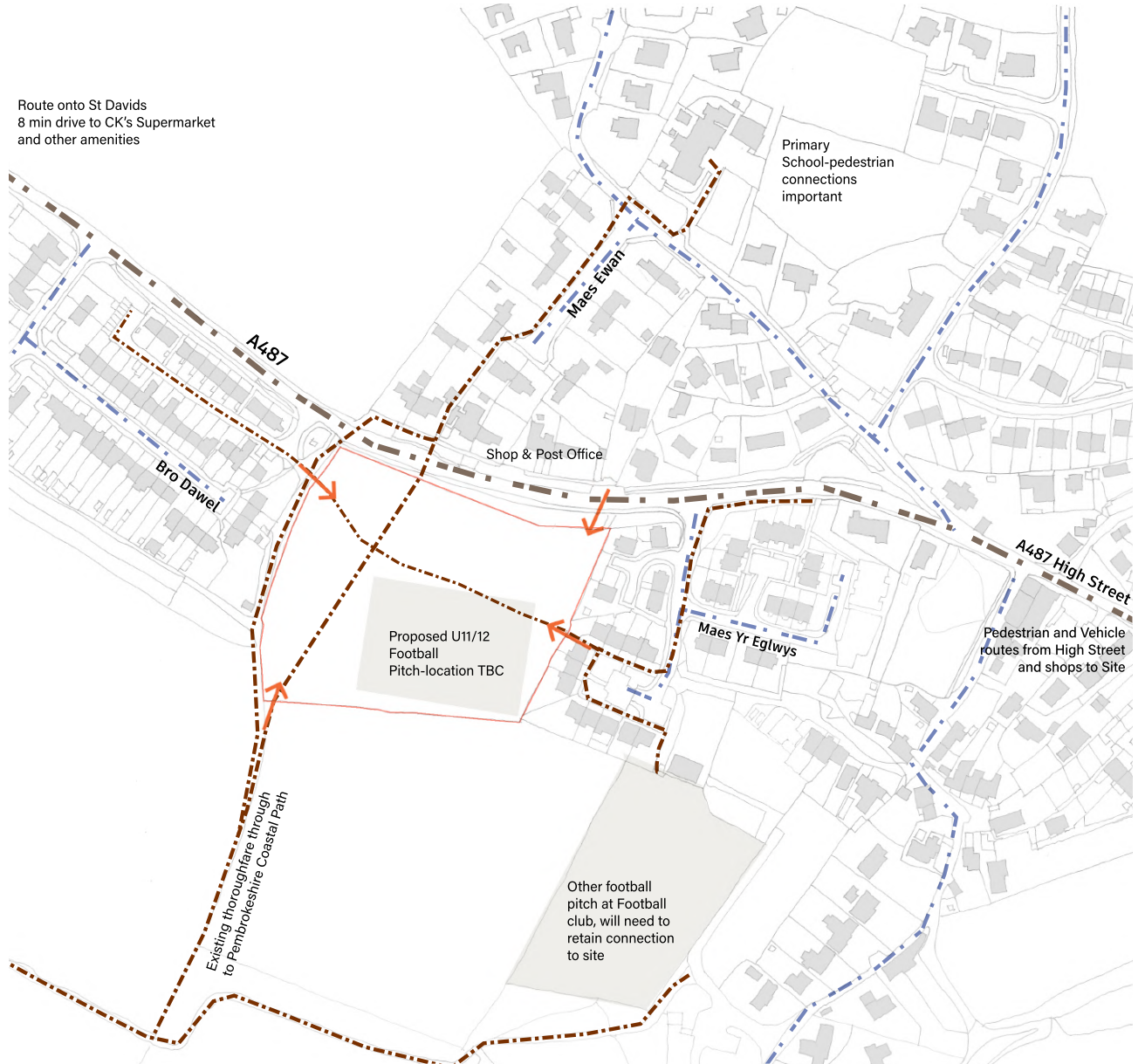


## 2.5 Routes + Connections

The adjacent drawing highlights the site within its immediate context.

### Routes and Connections Key

-  Pedestrian Routes
-  Secondary Road
-  Main Road
-  Existing access points into the site





## 2.6 Constraints + Opportunities

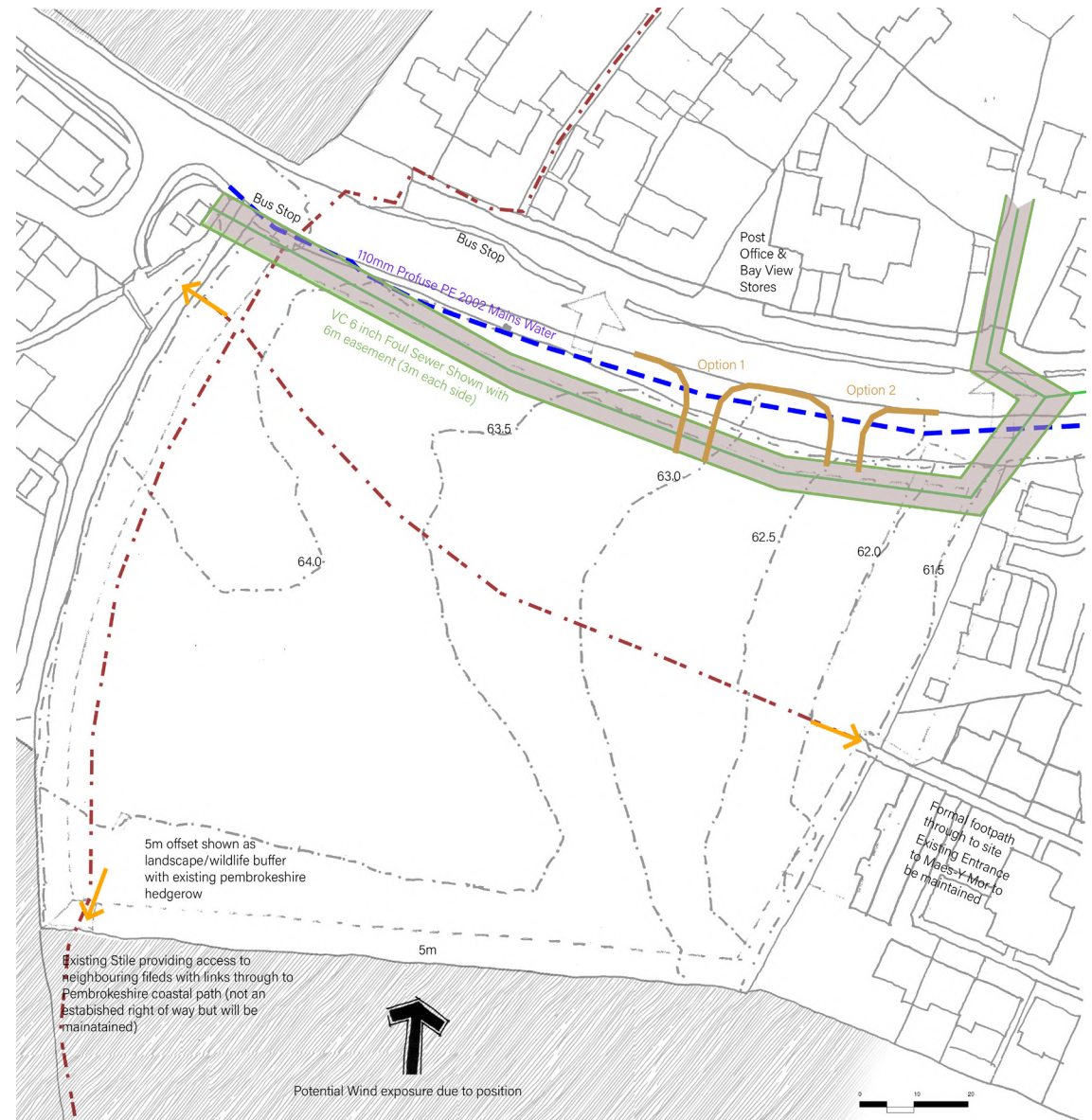
The adjacent drawing highlights the site within its immediate context.

### Opportunities:

- Close proximity to local shop and post office
- Central position within existing community
- Potential for maximising views to the sea to the South
- Existing Pembrokeshire hedgerows offer existing green infrastructure which can be enhanced
- Opportunity to maintain and improve existing connections and access to site
- Level site with fall of about 2m across from West to East
- Community benefit from green space which can be used for U11/12 football and other activities

### Constraints:

- Exposed site position with open field to the South - planting and positioning of Pembrokeshire hedges and dwellings will be key to mitigate this and provide protection and enclosure
- Position of community green space will be key for the success of the layout - provides some restrictions on options for layouts
- 17 units is not many, and the scheme will need to work hard to create a sense of community and enclosure on a large site with few units.
- Position of existing underground services and easements restricts layout to the North







## 2.8 Character Study - High Street

High Street in Solva is characterised by the terraces of painted stone cottages, predominantly two storey in scale. There are stone walls which separate the road from the houses due to levels. There are several interesting buildings such as churches along the High Street and the main road A487 which have a greater amount of space given to them than the terraces.

**Lessons Learnt:** The more contemporary development does not generally follow the same density and arrangement of the older streets, which were formed before cars had a significant presence in the community. Therefore, the relationships between buildings and the street is quite different. The scale of buildings are not overbearing, and the material palette draws on the resources of the area, utilising welsh slate, and stone.

## 2.9 Materiality + Detail

'High Quality' buildings within Solva feature distinctive stone detailing, often employed around entrances and openings and between floors. There are examples of colour washed or painted stone rubble as well as buildings are faced with smooth lime render or stucco, with details like door and window surrounds.

Roofs are of Welsh slate or clay plain tiles, with occasional decorative ridge tiles. Dormer windows may be gabled, with a hipped roof or with several interesting roof forms, chimneys are of stone rubble, brick or rendered.

**Lessons Learnt:** There is a rich palette of high quality material and detailing to the traditional buildings within Solva, which can be drawn from within the new development. There are great examples of boundary details and details around windows and doors which will be used to inform how we approach the scale, massing and character of the proposed development.

Linear street arrangement with mix of 2-3 Storey Dwellings and some public buildings such as churches

Narrow Street typology with little space between dwellings

Interesting roof forms present around street-unique character of the area

Materials used on traditional buildings include stone, render and painted stone



Example of stone cottage on High Street



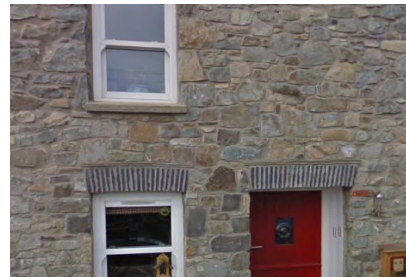
Example of terraced housing on the High Street



Hand Drawn Street View of High Street showing the street arrangement and typology



Hand drawn abstract map of High Street showing density and arrangement of dwellings

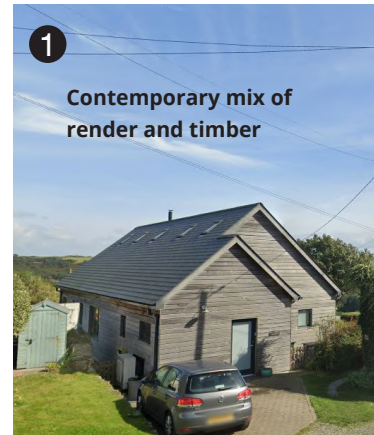
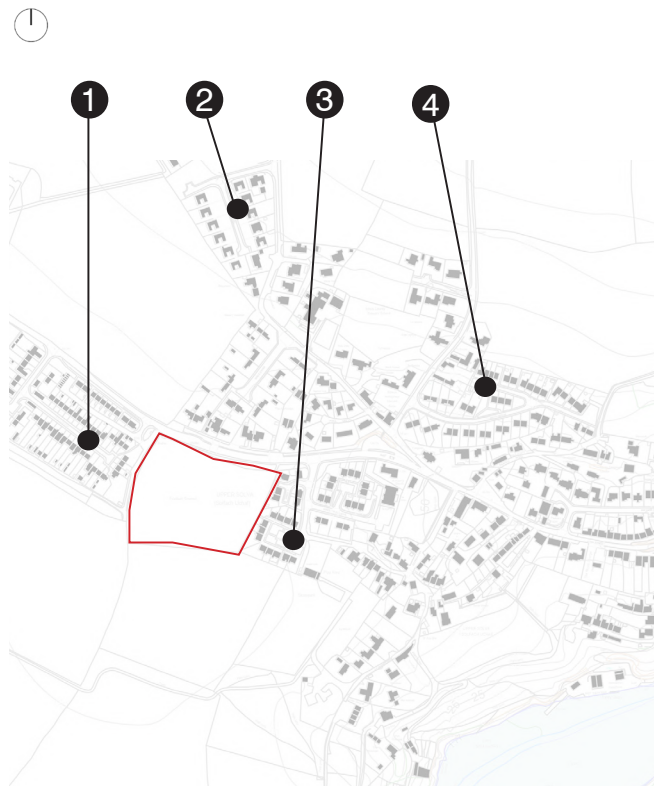


### 3.0 Local Contemporary Development

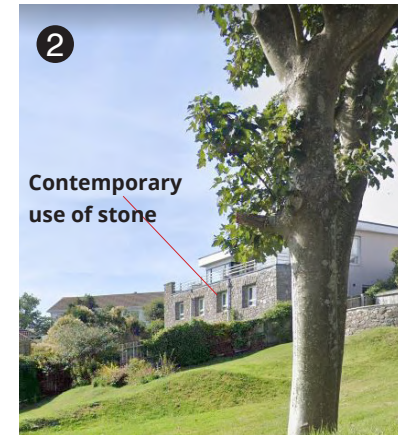
There are several examples of contemporary development within Solva which provide examples of how the traditional material palette has been interpreted by others in a modern way whilst retaining the references to key details and features of the more traditional buildings.

The award winning example of Trewarren House is located on the northern side of Newport Estuary in the Pembrokeshire Coast National Park on the west coast of Wales, and makes some references to traditional forms and materials but re-imagined in a contemporary way.

**Lessons Learnt:** These examples will be useful in informing the material strategy as well as elevational treatments and proportions of the proposed dwelling for the site.



Fort Road



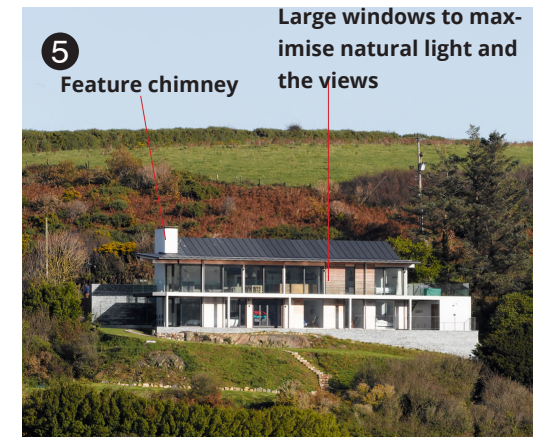
Fort Road



Maes Y Forwen



House in Solva



John Pardy-Trewarren House- Pembrokeshire Coast National Park



### 3.1 Contemporary Immediate Site Context

There are several examples of contemporary development within Solva which also provide references within the local context.

**Lessons Learnt:** The more immediate context offers some positive and some less helpful references which could be used in the proposed development. The scale and density is very appropriate for the context, however some of these examples do not pick up on some of the interesting factors of the traditional buildings in Solva, such as having elevational depth and a rich palette of materials. The houses do make the most of the views and topography which will also be key on our site.



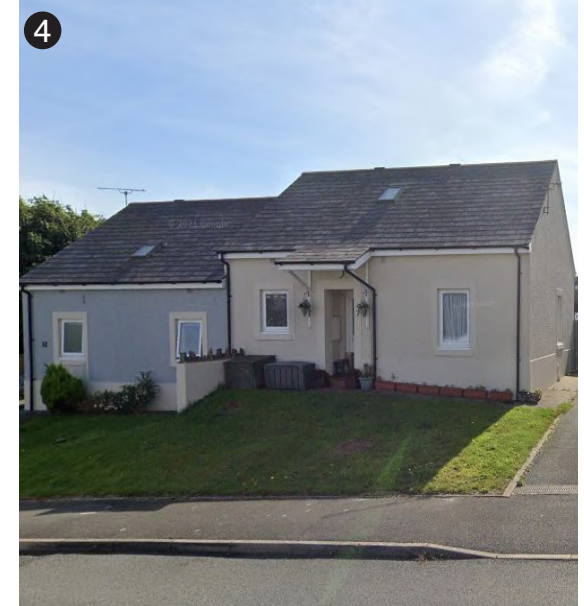
Bro Dawel



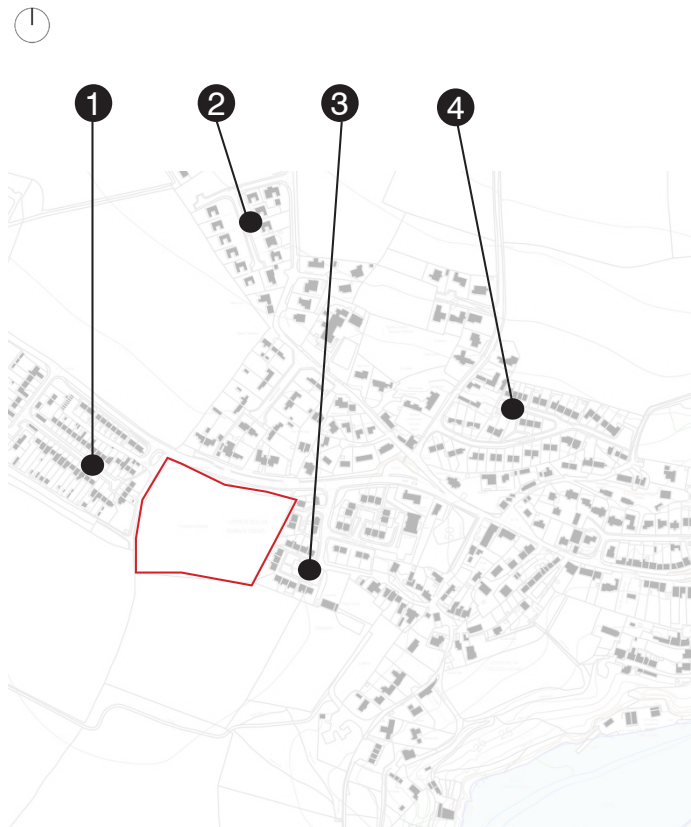
Ynys Dawel



Maes-Y-Mor



Bryn Seion





## 3.2 Roof Forms

There are several examples scattered throughout the historic centre of Solva which have interesting roof forms and shapes, which is something that is often explored in contemporary housing.

### Lessons Learnt

This could be an interesting way of linking the old with the new and allowing the new development to reflect the unique character of the area. The example below is of a 'cat slide roof', within Solva, which is an interesting characteristic and the unique roof forms present throughout the village will help to inform how we approach the massing.





### 3.3 Views onto the Existing Site

The site is a prominent location within Upper Solva and the views onto the site from the local community are significant as they will determine the integration of the site within the wider community.

1. View of the site from the A487 travelling East
2. View of the site and the existing site entrance looking South-West
3. View of the site from the A487 looking South
4. The pedestrian entrance and view of the site from Maes-Y-Mor
5. View from within the site towards the South
6. View from within the site looking West towards the site boundary
7. View from within the site looking towards the Northern Boundary with the Road
8. View from Within the site towards the Eastern Boundary and bungalows

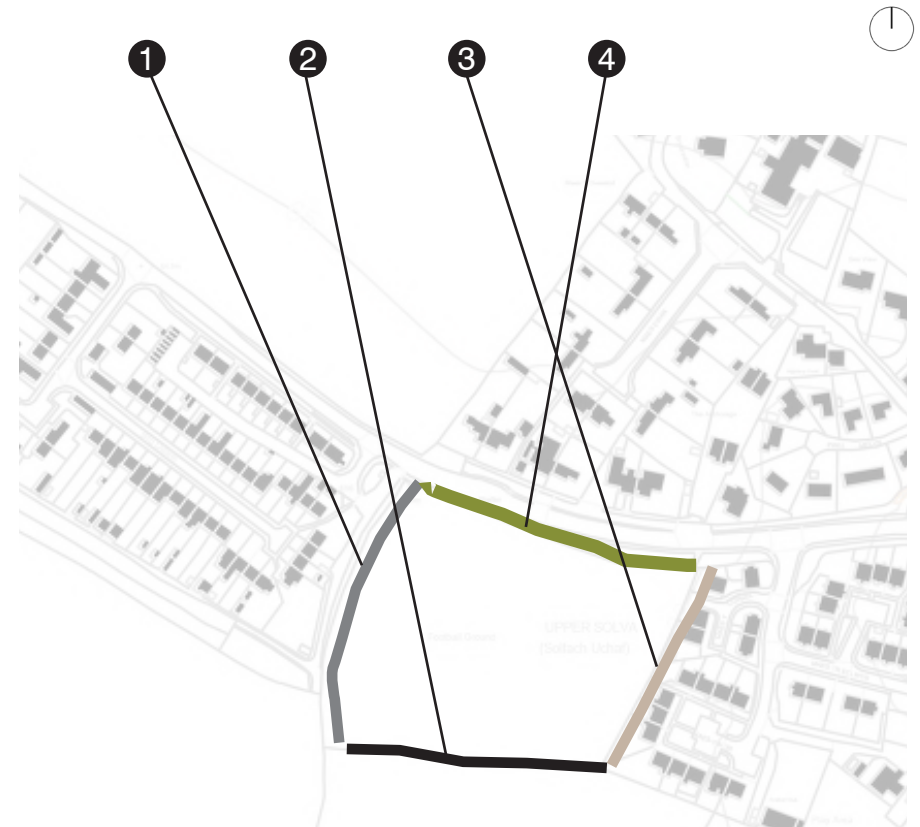




### 3.4 Site Boundaries

The site is bounded on all sides by hedgerows. The northern hedgerow, running alongside the A487 road, is defunct consisting of only a few short sections of hawthorn and blackthorn hedgerow with stretches of bramble in between.

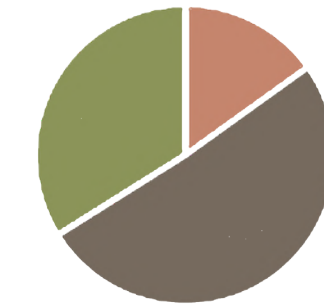
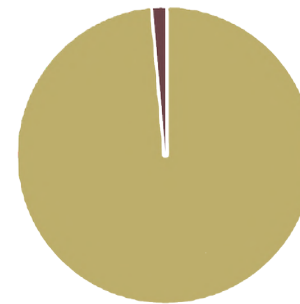
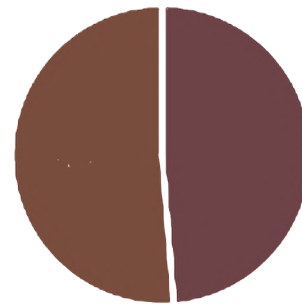
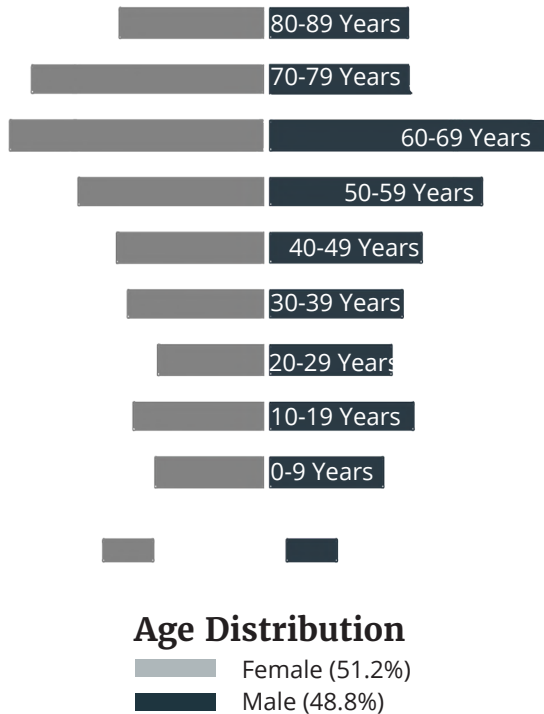
- The eastern boundary consists of a wooden fence for half its length and hawthorn dominated hedgerow along the other half.
- The western boundary hedgerow is defunct consisting of a row of individual, regularly spaced hawthorn bushes with bramble scrub in between the bushes.
- The southern boundary hedgerow is intact and composed of a thick belt of blackthorn with other species such as hawthorn and elder also present.



### 3.5 Social Demographic of Solva

The data below gives an overview of the social demographic of Solva based on the 2021 census. This provides an idea of the lack of 20-40 year olds within the village, which is most likely the result of house prices in the area, as well as lack of local jobs. There will therefore be a need for affordable housing for older people who make up the aging population of Solva as well as for younger people to encourage them to be able to stay within the area. It has been investigated and concluded that high prices are excluding people from the local area at the current time. Furthermore, the Solva area is renowned for holiday home ownership, which has shifted the market away from the local population's needs and desires.

This scheme intends to create an accessible design which can also cater to the aging population and allow families to remain close to one another, as well as providing the option to downsize and relocate to a smaller property. The community will be the centre of this development encouraging community living whilst pushing the boundaries for sustainable design.



**Population (2021): 804**  
**Area 14.98 km<sup>2</sup>**  
**Annual Population Change -0.73%**

(Source = UK Office for National Statistics)

RIBA Stage 2 - Concept Design

## Section 3: Interpretation + Design Development



## 4.0 Strategic Design Diagrams

The following section describes the location of the development site, the constraints and opportunities for development and a photographic record of the site and its surroundings.

**1. Site Context:** The first consideration was around the context to the site, and understanding the character of Solva as a wider area but also the immediate context to the site. The site is an amenity green space which will act as an infill between housing to the north, east and west. There are open fields to the South with views to the sea.

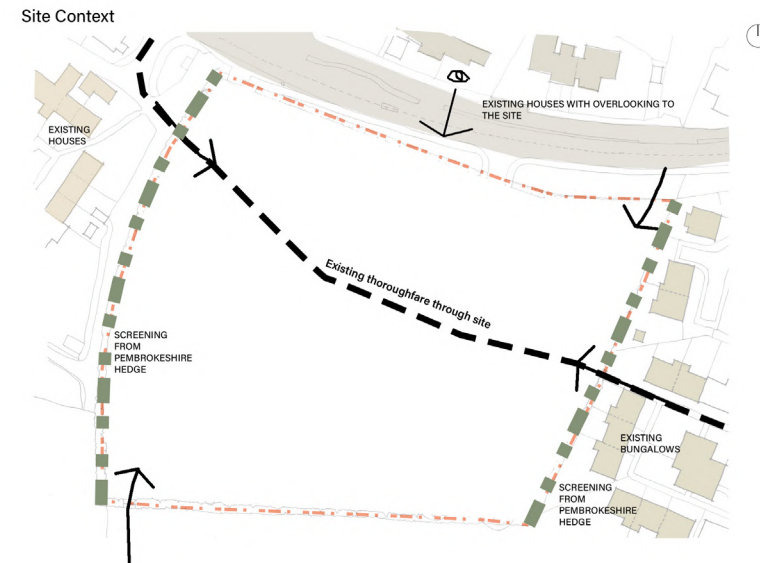
**2. Site Constraints:** The second consideration was around the site specific constraints, and the factors which would affect the development. These include the existing green infrastructure, the existing services, and the highways access point.

**3. Location of Community green space:** The next consideration was the positioning of the community green space, to house the U11/12 football pitch which is required as part of the development. This has been retained in location with good connectivity to the wider community / routes in to and out of site.

**4. Strategy for overall masterplan:** We then considered the overall layout of the masterplan of the site, which made sense to run in 'strata' across the site from east to west. This would allow the dwellings to have north-south roofs-great for the solar strategy.

**5. Scale and Massing :** We next considered the scale and massing of the development and what that would feel like. With only 17 houses on site, the scheme needs to provide good placemaking whilst having the constraints of having a large open site with few houses.

**6. Enclosure:** Once the overall strategy for the site had been determined, we focussed on the relationship the dwellings would have from their positions to the centrally located green space, and how the dwellings wrapping around this would develop a sense of enclosure by addressing the green space.



## 4.1 Local Case Study Project

### Emmett Russell Architects Lawrenny Estate

Emmett Russell were winners of the RIBA Lawrenny Sustainable Housing Competition for a site in an historic village in the Pembrokeshire National Park.

The project sets out to challenge the current emphasis on generic 'one-size fits all' eco-homes and to offer a new model that responds to local conditions. Our proposal uses local materials, learns from local forms and marries the technology of the zero carbon home with the inherited wisdom of the welsh rural house.

The project is conceived as a series of walled gardens that work with the local limestone and make reference to the remains of the historic walled gardens of Lawrenny Castle. At the heart of the scheme is a new village square that provides a traffic free focus for village life. The project explores ways of reducing carbon emissions and car use in this remote Pembrokeshire village.

Generous private gardens, shared gardens and community allotments would allow opportunities for local food production. New workshops and business spaces are designed to support the already thriving local small business community and flexible housing types provide space for home working to reduce commuting. Details of the project are available the Lawrenny Estate Website.

The project has been featured in the Design Commission for Wales Placemaking Guide and provides a useful case study for our scheme at Solva.





## 4.2 Precedent Schemes

The examples on this page are some schemes within the UK that we have found to be useful in our considerations regarding Placemaking, materiality and addressing public spaces. There are also some interesting explorations of form and materiality here which may be useful for us.

1. Scheme by John Pardey, Cumnor Hill
2. Scheme by John Pardey, Cumnor Hill
3. Scheme by AHMM, Castle Cary
4. Scheme by Glenn Howells Architects, Wolvercote Paper Mill
5. Scheme by AHMM
6. Scheme by John Pardey, Hurstpierpoint





## 4.3 Private Amenity / Placemaking / Building Community

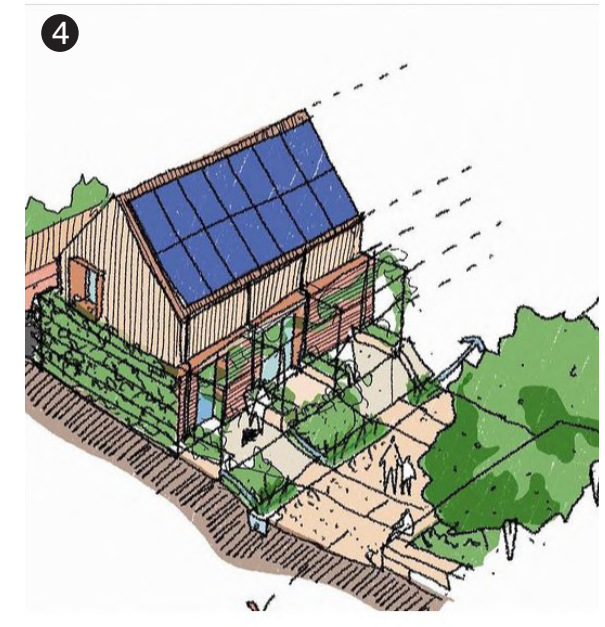
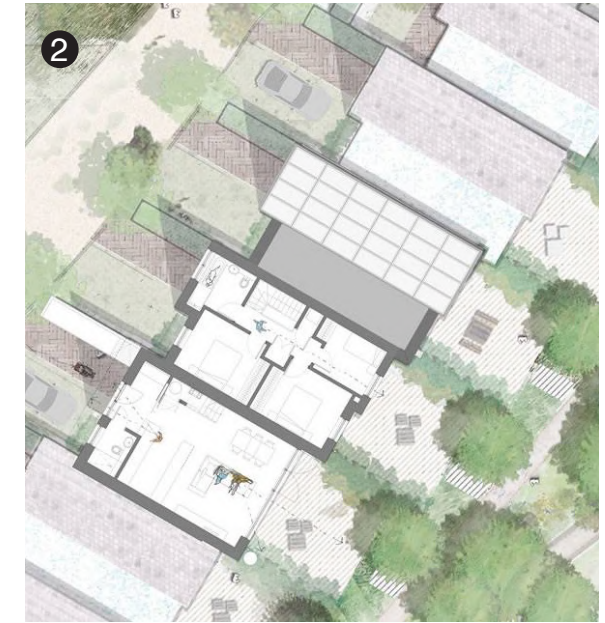
The images and descriptions below detail some of the placemaking strategies that we would like to implement into the scheme at Solva.

**1.** Sketch of potential 1 bed house types with small front garden amenity spaces to their south side - sociable spaces. Long, east - west running ridge lines, suitable for PV installations.

**2.** Minimal 'back garden' space - prioritising shared surface street and shared garden spaces between units forming narrow street - good for sociability. On plot parking to fronts, semi-private amenity to rear.

**3.** Private amenity space located to the south (sunny) side of the home but with high quality / low level boundary treatments - a sociable space, good for community building. Shared gardens to rear of homes, parking and functional space to frontages. Community focus / shared green space to rear beyond small, semi-enclosed private amenity space.

**4.** Shared community gardens to centre of scheme in lieu of private amenity. Also note, strong east - west ridge lines provide large south facing elevations (for solar gain in winter) and roofscape for mounting PV (energy year round). Higher eaves / more generous glazing to south side for max solar gain in winter, shutters / deep eaves for shading in summer. Lower eaves / smaller openings to north to reduce heat loss.



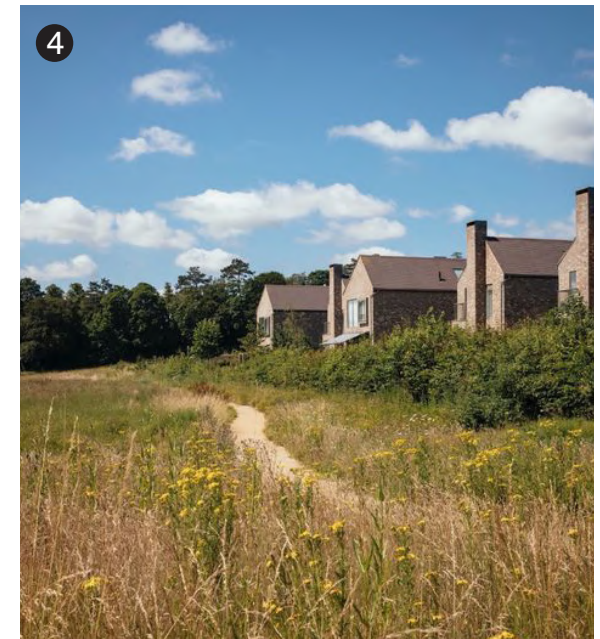
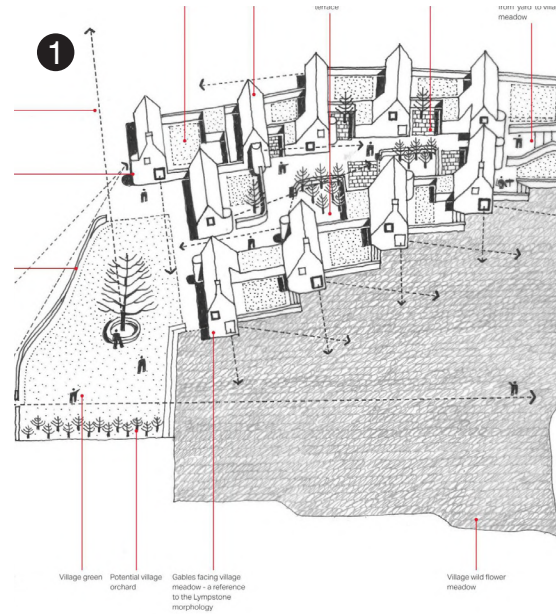
1. Image by Pentan Architects
2. Image by Loyn + Co
3. Image by Project Orange
4. Image by Barefoot Architects



## 4.4 Addressing Our Open Spaces – Importance of Gable Ends

One of the key factors of the success of the scheme will be the use of gable ends for overlooking and this is going to be achieved partly through the use of active gable ends, which will also help to form the overall narrative and architectural language to the dwellings.

1. Drawing focusing on placemaking - prominent gable ends, high quality boundary walls. Good placemaking and overlooking is achieved through offsetting of units, low boundary enclosures.
2. New homes with feature gables addressing public open space ensures good surveillance. Large windows, chimney stacks, asymmetric roof forms all bring character and detail to the gable ends.
- 3/4. Strong gable end elevations overlooking open green space. Soft, low hedge-row boundaries between private amenity space and public space.

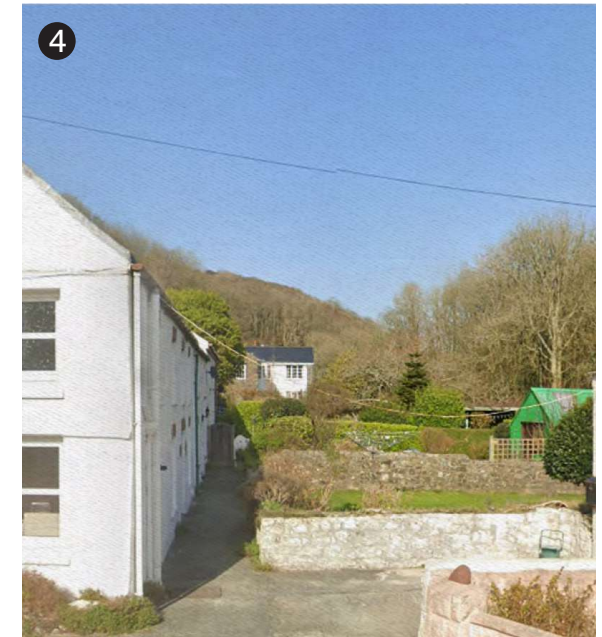
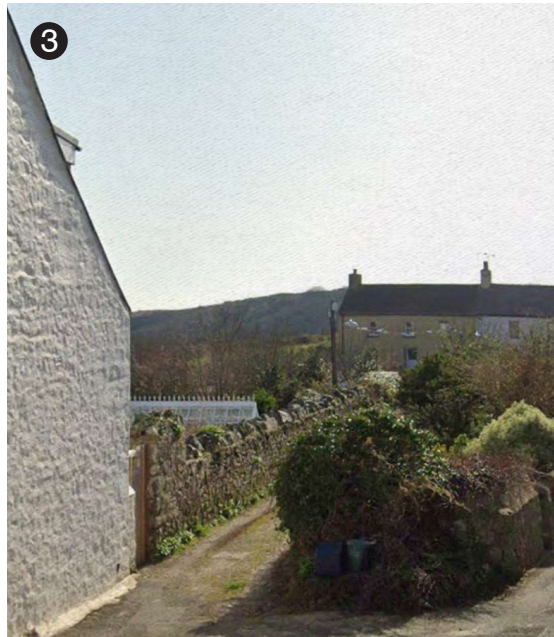
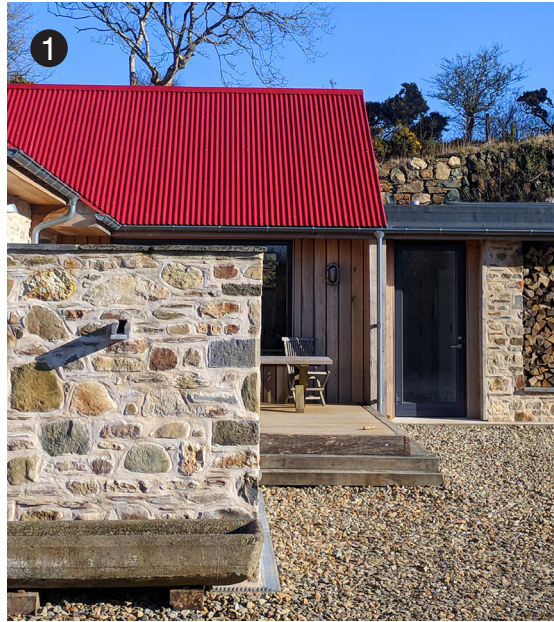


1. Scheme by Proctor Matthews, Lymstone
2. Scheme by Proctor Matthews, Lymstone
3. Scheme by John Pardey, Lovedon Fields
4. Scheme by John Pardey, Lovedon Fields



## 4.5 Examples of Taking Inspiration from Local Vernacular

It is an important factor to consider around placemaking is to make sure that any new development adds to the character of the area and does not detract from it. We have therefore considered some examples that we feel are successful in their approach to this in a contemporary way, whilst remaining true to the local vernacular.



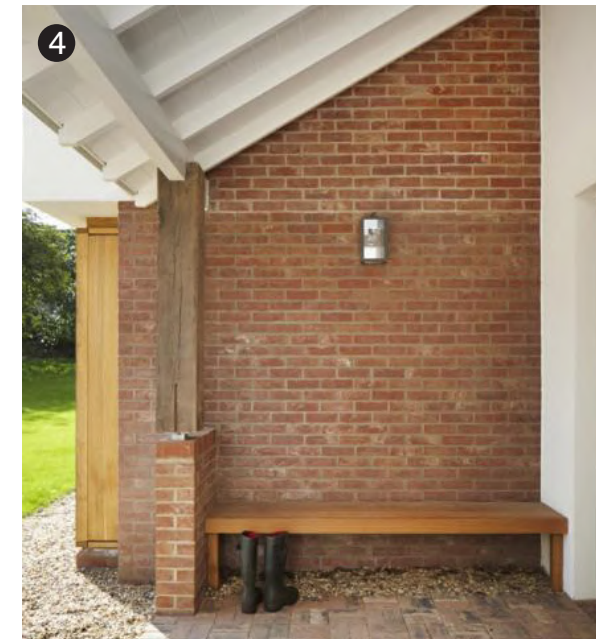
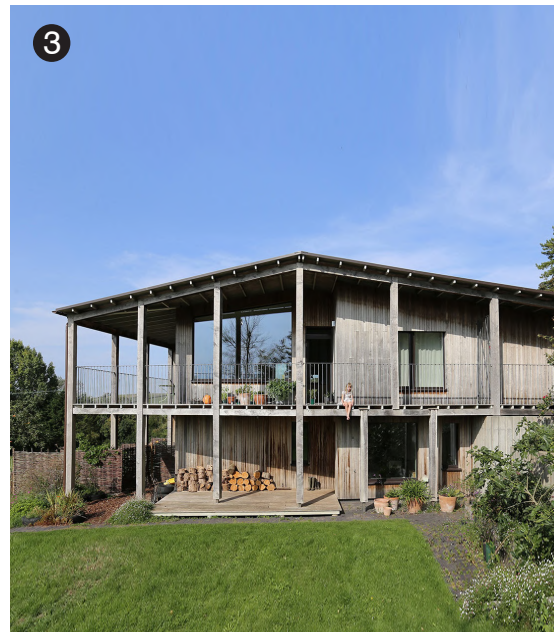
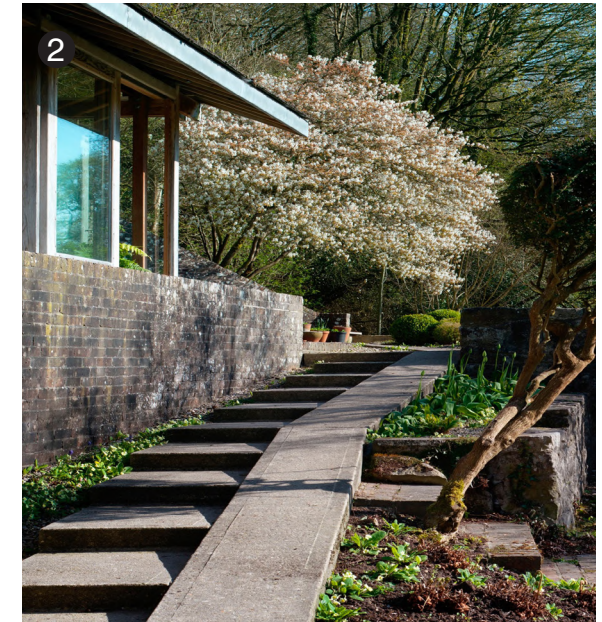
1. Image of scheme by Rural Office, Aeron Parc
2. Scheme by Rural Office Architecture, Tyn Y Glog
3. Photo from Solva by Pentan Architects
4. Photo from Solva by Pentan Architects



## 4.6 Passive Solar Approach – Summertime Shading Options

The images here explore the approaches to passive solar shading and the approaches to enclosure.

1. Integrated bike and M&E storage to fronts of properties. High quality materials used and coherent approach to tie in with building elevations provides solar shading to ground floor openings.
2. Deep overhanging eaves providing shading to prevent summertime overheating and creating a place to sit / play.
3. Large openings to south facing elevation for wintertime passive solar gains, timber framing and over sailing roofs providing shading from summertime overheating. Framing also provides placemaking opportunities at ground and first floor level.
4. Porch space / social space to front of dwelling. Provides storage and shading from summer sun.



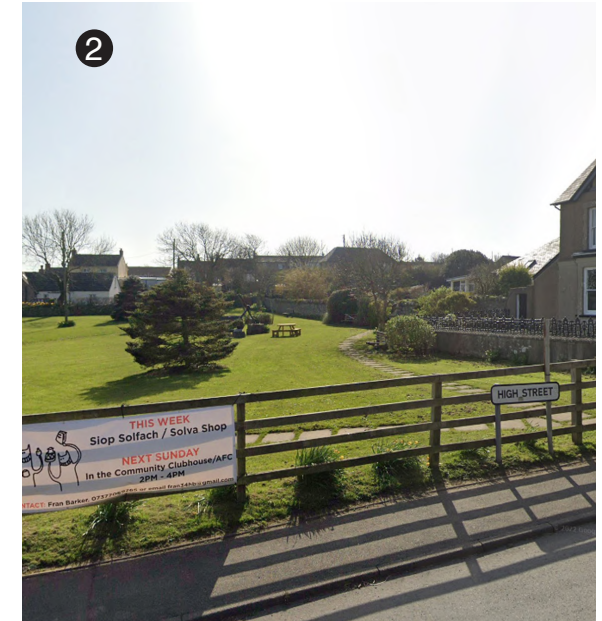
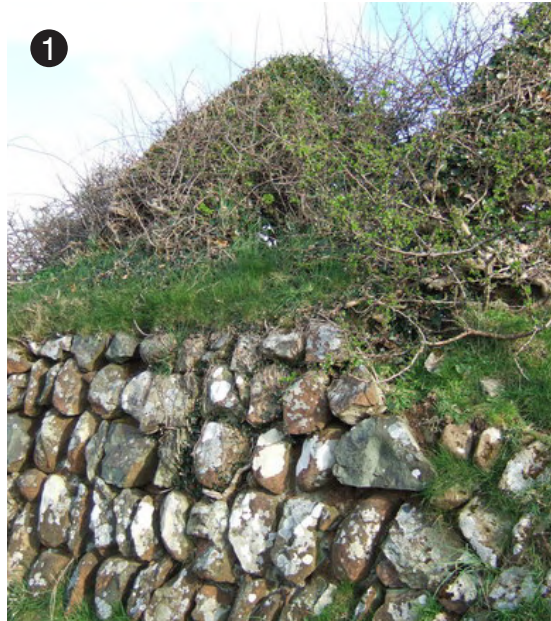
1. Scheme by John Pardey, Lovedon Fields
2. Scheme by Coppin Dockray Architects, Ansty Plum House
3. Scheme by Prewett Brizley Architects, Dundon
4. Scheme by Project Orange, West Stow Lodge



## 4.7 Boundaries + Materials

Images here look at the potential options of boundaries and materials for softening the green spaces.

1. Green space surrounded by Pembrokeshire hedge to provide sense of enclosure, shelter, protection of homes / roads from balls!
2. Local green space precedent - located off High Street and Glanhafen. Successful level of enclosure by variety of boundary types and homes.
- 3/4. Precedent for additional parking for new homes, visitors to the site and users of the allotments and community green space. Minimises visual and environmental impact on site.



1. Image by others of Pembrokeshire hedge
2. Solva village green, image by Pentan
3. Image by others of green verge parking
4. Image by others of grasscrete mixed use surface



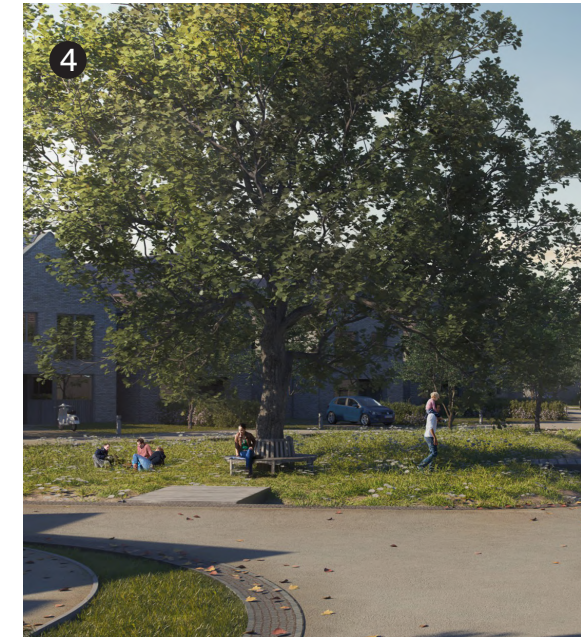
## 4.8 Pedestrian Friendly Places

1. High quality surfacing, pedestrian priority space with parking in parallel well integrated between planting. High-quality materials and detailing around shared green space-not conventional use of road with footpaths either side.

2. Properties set back behind existing hedgerow with vehicle / pedestrian access sensitively integrated. Surfacing material avoids 'black-top' tarmac appearance with a more rural feeling.

3. Rural feel to new streets. Pedestrian priority shared surfaces. Parking integrated within front garden, in parallel with street and on permeable blocks/grasscrete type material.

4. Shared surfaces-no separate footpaths. 'Soft' surfacing materials all aid sense of pedestrian priority/rural feel.



1. Image of scheme by Proctor Matthews, Great Kneighton Phase 2

2. Image of scheme by Proctor Matthews, Great Kneighton

3. Image of scheme by John Pardey, Pantiles Garden Centre

4. Image of scheme by John Pardey, Pantiles Garden Centre



## 5.0 Early Design Options



**Design Option A**

### Pros

The green space is placed centrally in the scheme-an integral part of its success not just an add on.

The scheme addresses the green space and provides overlooking.

Opportunities for other community green spaces and shared spaces.

Addresses the Road as well as inwardly into the site, creates a sense of presence along the road.

Proposed routes follow existing desire lines instead of re-directing around houses

Good overlooking of the site access points and routes through the site.



**Design Option B**

### Pros

Housing is more densely arranged around a cul-de-sac of small terraces

Opportunities for other community green spaces and shared spaces.

Addresses the Road across most of the front site boundary

Eaves directions allow for North/South roof facing for solar panels

### Cons

Parking area is adjacent to the road

Community green space is not well overlooked - feels tacked onto the side of the housing



**Design Option C**

### Pros

House frontages overlooking green space

Houses that address the main road

Some overlooking of desire lines and key routes-access points

Eaves directions allow for North/South roof facing for solar panels

### Cons

Internal road parallel to main road

Back to back gardens - less sociable

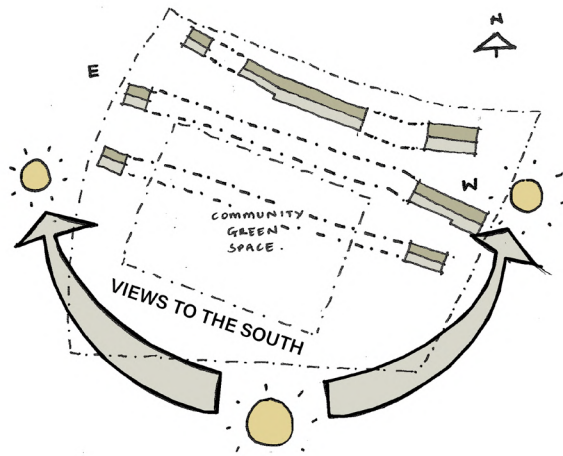
Road needs to wrap all the way around to give access, not as pedestrian friendly

Boundary treatments important to encourage interaction and quality

## 5.1 Early Design Drivers

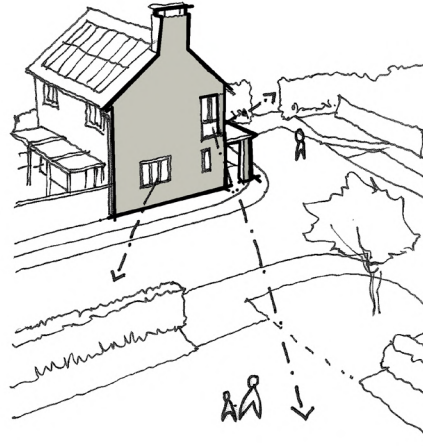
### Orientation.

All dwellings are orientated with Roof Lines running East to West across the site.



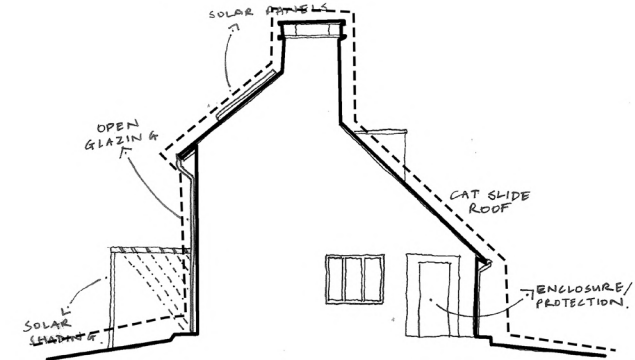
### Gable Ends.

Strong Language of Gable ends which provide overlooking and active streets.



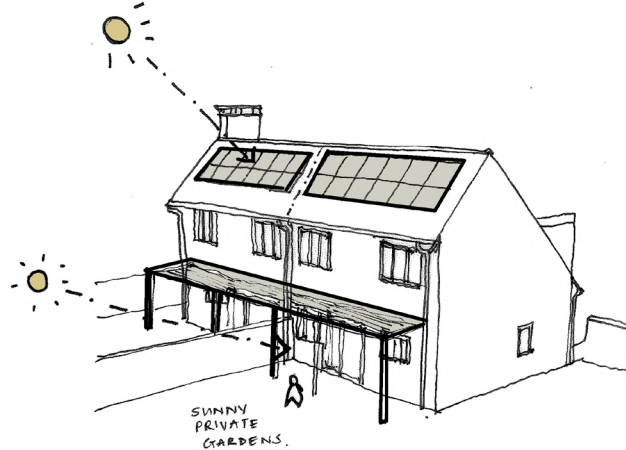
### Roof Forms.

Strong Articulation of roof forms which slopes down to the north and provides opening up to the south.



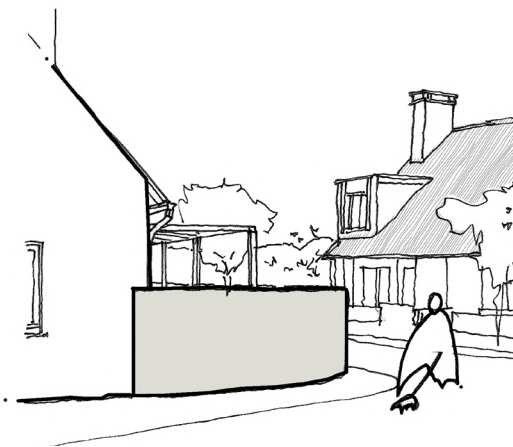
### Sustainability.

Focus on passive solar gains and solar shading



### Materiality.

Focus on high-quality materials and boundary treatments



### Public vs. Private.

Balance of shared and private amenity spaces provide opportunities for safe community spaces





## 6.0 Planning Policy Context

### Planning Policy Wales

Planning Policy Wales (PPW) forms the overarching national planning policy document within Wales, providing guidance to Local Planning Authorities (LPAs) for the preparation of development plans and the determination of planning applications through their development management functions.

Paragraph 2.8 acknowledges that “planning policies, proposals and decisions must seek to promote sustainable development and support the well-being of people and communities across Wales”.

- National Placemaking Outcomes:
  1. Creating and Sustaining Communities
  2. Growing our Economy in a Sustainable Manner
  3. Making Best Use of Resources
  4. Maximising Environmental Protection
  5. Facilitating Accessible & Healthy Environments

### Future Wales National Plan 2040

Future Wales is the national development framework and sets out the direction for development in Wales to 2040. It is a development plan with a strategy for addressing key national priorities through the planning system. Urban growth and regeneration should be based on the following strategic placemaking principles:

1. Creating a rich mix of uses.
2. Providing a variety of housing types and tenures.
3. Building places at a walkable scale, with homes, local facilities, and public transport within walking distance of each other.
4. Increasing population density, with development built at urban densities that can support public transport and local facilities.

5. Establishing a permeable network of streets, with a hierarchy that informs the nature of development.
6. Promoting a plot based approach to development, which provides opportunities for the development of small plots, including for custom and self builders; and
7. Integrating green infrastructure, informed by the planning authority's Green Infrastructure Assessment.

### Local Development Plan

The Development Plan for the area comprises of the Pembrokeshire Coast National Park Local Development Plan 2.

The site is subject to the following designations within the adopted Local Development Plan:

- The site lies outside, but immediately adjacent to, the settlement boundary of Solva.
- Partially within Minerals Safeguarding Zone (Policy 21).
- The Pembrokeshire National Park Local Development Plan 2 (LDP2) was adopted in September 2020. It sets out the spatial vision for the future development within the National Park.

The LDP2 is utilised by the Council to guide and manage development, providing a basis by which planning applications will be determined and supersedes the existing adopted development plan framework for Pembrokeshire Coast National Park. As highlighted within Section 38 of the Planning & Compulsory Purchase Act 2004, development must be carried out in accordance with the Local Development Plan unless mitigating circumstances warrant consideration.

- The most relevant LDP2 Policies are:
  - Policy 6: Rural Centres (TIER 3) (Strategy Policy)
  - Policy 8: Spatial Qualities

- Policy 46: Housing (Strategy Policy)
- Policy 48: Affordable Housing (Strategy Policy)
- Policy 49: Affordable Housing Exceptions Sites
- Policy 15: Open Space
- Policy 54: Community Facilities (Strategy Policy)

## Technical Advice Notes

- 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 2: 'Planning and Affordable Housing' (June 2006);
  - TAN 5: 'Nature Conservation and Planning' (September 2009);
  - TAN 10: 'Tree Preservation Orders' (October 1997);
  - TAN 12: 'Design' (March 2016);
  - TAN 15: 'Development and Flood Risk' (2004)
  - TAN 18: 'Transport' (2007).

## Supplementary Planning Guidance

- The local planning policies are supplemented by Supplementary Planning Guidance (SPG). The following SPGs have been identified as relevant to the development proposals:
  1. Biodiversity SPG (May 2021)
  2. Affordable Housing SPG Interim
  3. Parking SPG (May 2021)
  4. Community Land Trusts and Affordable Housing SPG (May 2021)
  5. Planning Obligations SPG Interim
  6. Sustainable Design & Development SPG (May 2021)



RIBA Stage 3 - Design Statement

## **Section 4: The Proposal + Assessment Against Objectives of Good Design**

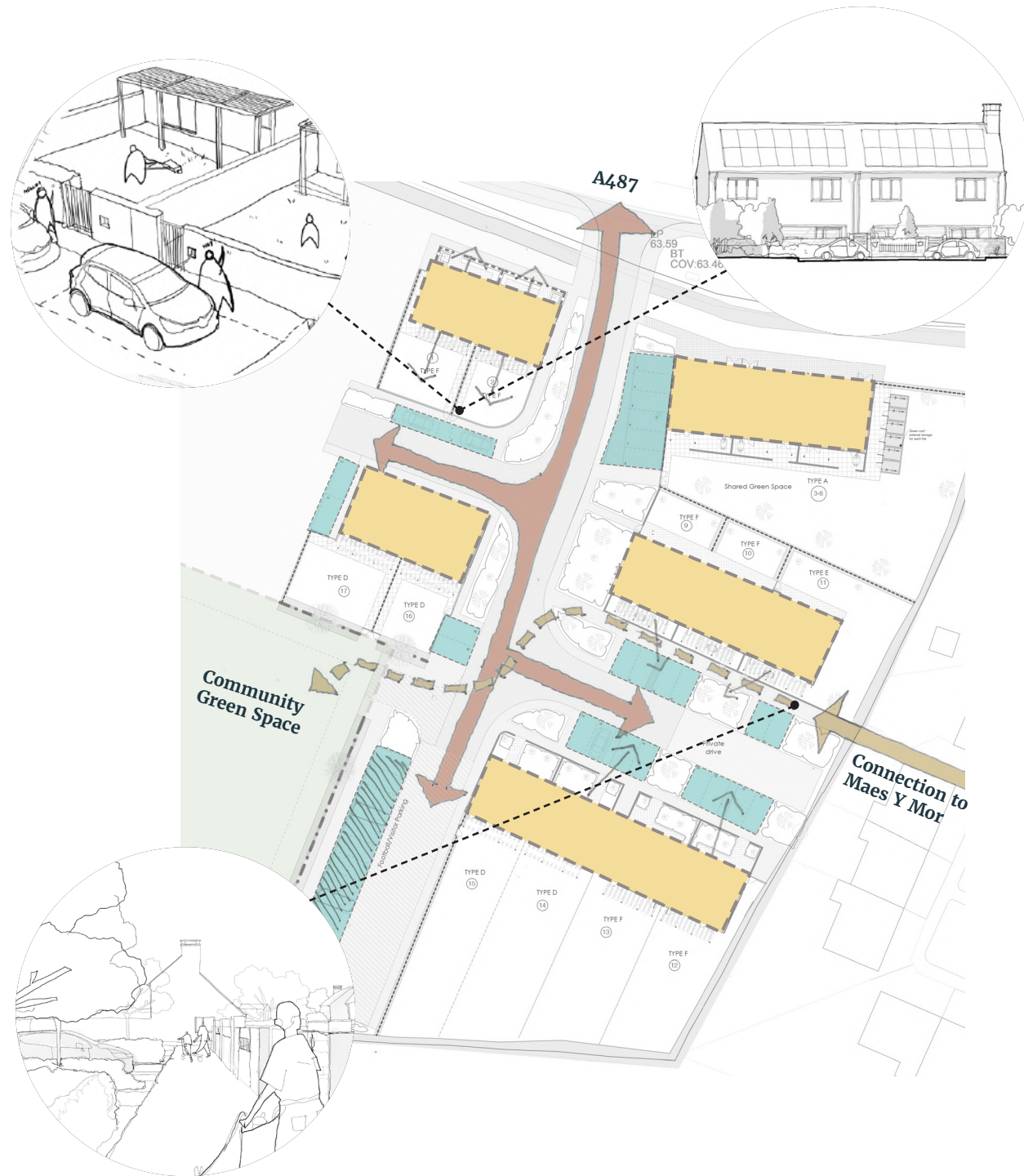
## 7.0 Character

The design provides a development that adheres to modern principles of placemaking and construction, and will result in the creation of contemporary affordable housing, sympathetic to the wider rural setting of Solva. The proposed development can demonstrably adhere to placemaking principles advocated by PPW, and the site will significantly add to the local provision for affordable homes in the area. The rural character of the local area is quite distinctive and these features have been explored and interpreted in a contemporary way into the design of the scheme in order to remain in keeping with the rural development characteristics of Solva.

## 7.1 Layout

The proposed development of 17 dwellings is designed to respond to the site context, by addressing the road to the North, whilst allowing rear elevations to address the expansive views towards the sea to the South. The design presents strong gable features to the internal access road, creating a strong character, a treatment commonly seen in the local vernacular. The layout allows for strong overlooking and presence to both the pedestrian and vehicular routes through the site, as well as setting up the potential for further future development of the site to the West, which would provide a stronger sense of overlooking of the public green space. Gardens are South facing which allow for lovely sunny spaces for residents, as well as allowing covered porch areas to the north which provide shelter. The location of the public green space has been determined by the routes through the site and the efficiency of the positioning of dwellings and the roads around the site.

An unusual aspect of the scheme is the rear garden boundaries which are lower than the standard 1.8m fencing. Instead, the public facing boundaries are a maximum of 1.5m high with varied height / materiality which means that people are able to have greater visibility of public spaces and cars, but also opens up opportunities for interactions and community. Variation between brick walls, hedges and wire post fences, or stepped height walls with railing allows variation in the street scene as well as giving that visibility and openness to the scheme. On our various site visits, we have noted the common rural condition within Solva where there are lower boundaries between dwellings, and people often use rear gates to access their homes, especially from muddy walks/surfing. Rather than closing the houses off to the rest of the community, private spaces are clearly defined, but do not remove the opportunity for interactions. Larger family plots at plots 12-15 in the south corner of the site will have higher boundaries, as this offers the flexibility of options where some larger families may want greater privacy.





## 7.1 Site Plan

Phase 2 of the scheme will look to continue the design principles set up within phase 1. This will mean the continuation of the dual-aspect streets which will see more houses with outlooks onto the community green space as well as a completion of the street scene addressing the A487. A route through the phase 2 development will link through to the community green space from the routes to the school. Phase 2 will contain another 11 dwellings with a mix of 1, 2 and 3 bed homes.





## 7.2 Scale

The proposed development comprises single and two storey residential dwellings which is characteristic of the area and responding to the general falling of the topography to the bungalows to the East. The dwellings suitably scaled roof forms which 'hunker down' to the Northern elevations. This allows them to close off to the north / open to the south which is ideal for passive solar etc. let more direct sunlight in.

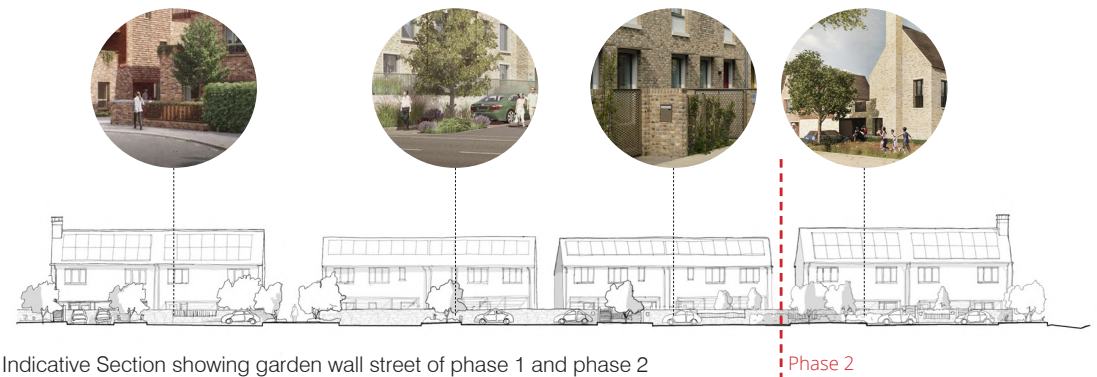
To the northern side of the dwellings, the street side offers covered porch areas which enclose the bin store and reflecting the built forms and character of the historic town centre. Although the site layout maximises the potential of the site, it is also not overcrowded, and ensures that the dwellings have sufficient private amenity spaces.

## 7.3 Character and Appearance

In terms of the appearance of the proposed development, a contemporary approach is proposed which is references the historic context. As such, the house types have detailing which reflects the character of lower Solva, but is sympathetic to the simple style of development within the immediate context. The elevations brickwork, in a combination of different colour brick for the boundary walls as this is this a pattern we see elsewhere with rendered / white painted buildings and then stone or brick walls. High quality white stock bricks will be selected which reflect the tone and hues of local painted stone and whitewashed render.

Brick offers better value than natural stone whilst its durability is far better than render, ensuring that the building continues to look good for longer without the maintenance headaches. In this regard, the brick choices will offer a tonal variety that could not be achieved with render, with variation and depth provided by the inset porches and projecting balconies and dormers. The large apertures to the South elevations of each house type provide several positives, including more pleasant living environments, solar gain, and more interesting façades.

The timber slatted pergolas ensure that the spaces do not get over heated in the summer. With the current focus on overheating, particularly with the recent updates to part O of the Building Regulations, these have been included in the design as it forms part of a strategy of winter-time solar gains to reduce tenant fuel costs and prevent the need for residents to use space cooling devices in summer.



Indicative Section showing garden wall street of phase 1 and phase 2



Material Elevations of typical 2 bed house



## 7.4 Material Strategy

Roof

Marley eternit thrutone slate tile-500-x-250mm-blue-black



Dormers

Standing Seam steel roof and wall cladding system in RAL TBC



Timber Pergolas

Timber pergolas provide solar shading-Example below, Carrowbreck Meadow Norfolk



Brick Tones

Carefully selected 'white' stock bricks used to reflect the tones and hues of natural stone and lime render used within Solva. Brickwork is a robust material, which is maintenance free, looks good for a long time and the white with light mortar offers the texture and interest of the white painted stone cottages in the village.



Brick Selections

Suggested products (subject to availability).



Wienerberger Super White



Vandersanden Perla



Camtech Building Products  
White Rustica



BEA Clay Polar

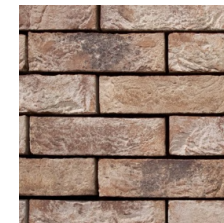
Boundary wall contrasting brickwork. Suggested products (subject to availability).



Wienerberger Grijs  
Gesinterd



Vandersanden Brama



Vandersanden Imperia



## 7.5 Access

Pedestrian access to the site will be maintained from the existing route from Maes Y Mor from the East, which is well overlooked by our new dwellings. The main vehicular access is from the A487 to the North of the site, where a new site entrance is created.

The proposed development will provide 1 car parking space per walk-up flat, with provision for 2 spaces per house adjacent to plots except plots 1 and 2. Each dwelling will have provision for electric car charging. There are provision for 11 visitor spaces on site which may also be used for parking for the community green space for football training/matches.

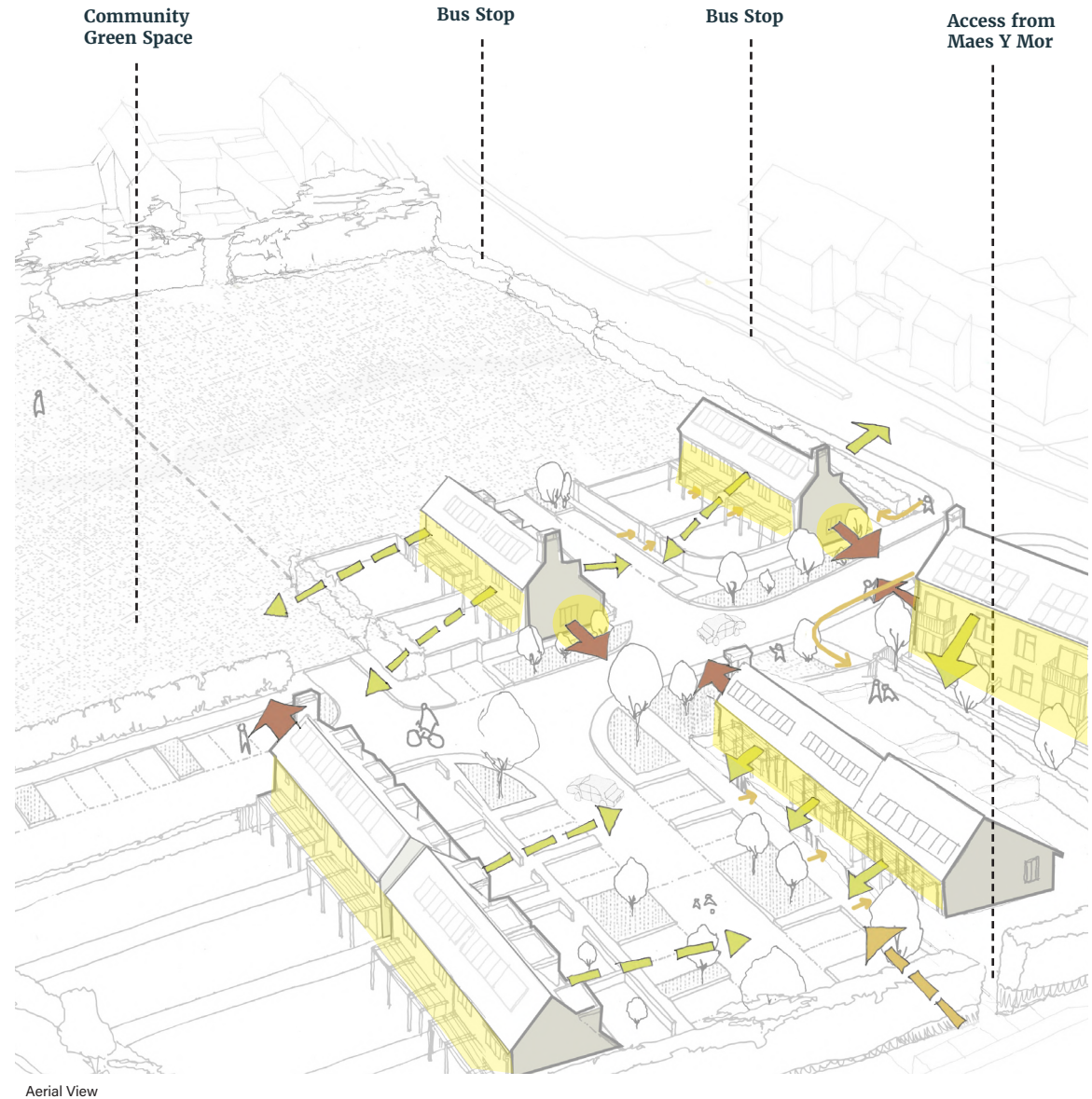
## 7.6 Movement

The site lies near a range of facilities and amenities in Solva as well as a convenience store and post office opposite the site which will reduce the need to travel. The adjacent bus stop provides connections to local towns including the nearby St. Davids with more extensive amenities. The site layout has taken into consideration local routes from the football club, local schools, and the coastal path. Two key routes have been prioritised through the site, which were pre-existing thoroughfares which connected to different areas of Solva. It was important that these routes were well overlooked, for safety and security, and also for good placemaking.

## 7.7 Community Safety

It is considered that the proposed site layout demonstrates a series of positive features that will ensure the development creates an attractive, safe, and secure place to live.

Several factors allow for good natural surveillance and placemaking in the scheme. These include the active gable ends, lower boundaries to some gardens to ensure overlooking of public routes / green spaces / parking etc. This will make an ideal environment for young families who are one of the main demographics for the scheme, as it will ensure that parents can see children playing in street or in the community green space that can be seen from kitchens/living spaces. The elevations of the building forms create multi-aspect outlooks, meaning that the public edges and parking areas are well overlooked.





# Aerial View Diagram.

Strategic 3D Drawing

## Boundaries + Materials.

High-quality materials and detailing around shared green space-not conventional use of road with footpaths either side.

## Pedestrian Focused.

Pedestrian footpath and vehicle routes separated, high quality materials and detailing with Hedges and walls. High quality surfacing, pedestrian priority space with parking in parallel well integrated between planting.

## Addressing the Road.

Properties set back behind existing hedgerow with vehicle / pedestrian access sensitively integrated. Surfacing material avoids 'black-top' tarmac appearance with a more rural feeling.

## Orientation.

Strong east - west ridge lines provide large south facing elevations (for solar gain in winter) and roofscape for mounting PV (energy year round)

PHASE 2  
(To be confirmed)

COMMUNITY GREEN SPACE

## Roofscape and Solar Strategy.

Solar shading to the south side, PVs on south facing roof with large glazing, maximising the views and sunlight. Private amenity space located to the south (sunny) side with high quality/low level boundary treatments - a sociable space, good for building community.

## Strong Gable Ends.

Strong character to gable ends fronting green space / pedestrian connections - cat slide roofs / lean-to elements reference local character.

## Catslide North Roof.

The Northern entrance side is 'hunkered down' providing shelter, with smaller windows and sheltered porch areas.





pentan  
architects

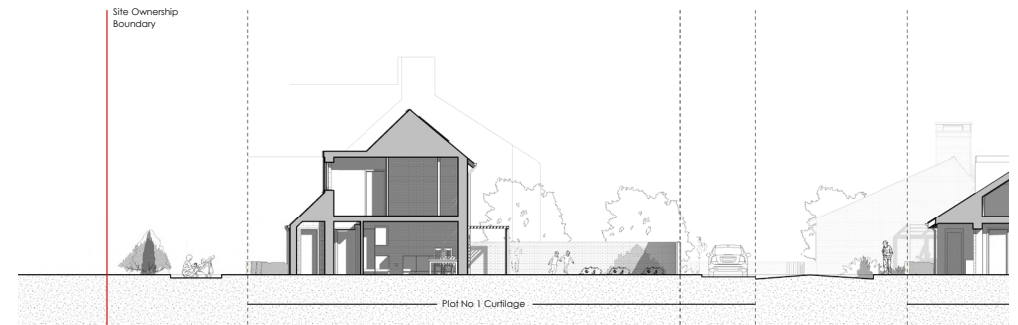
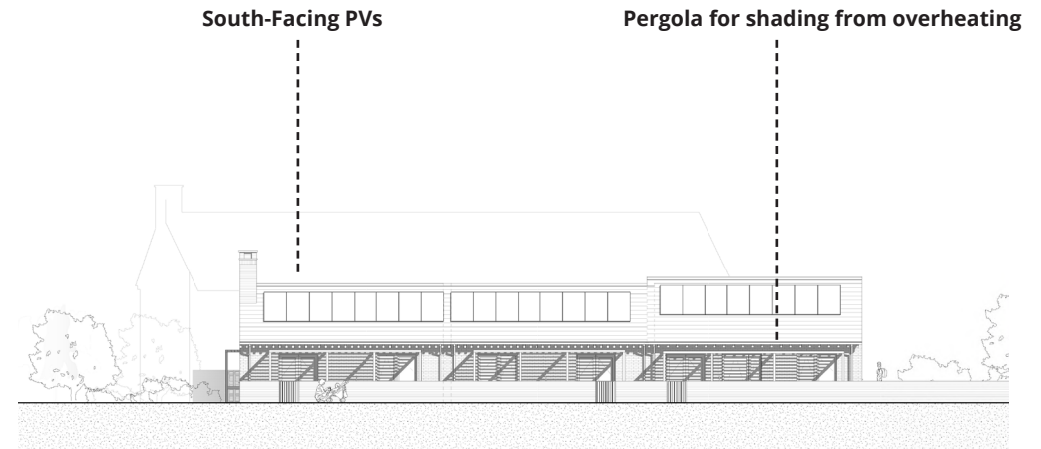
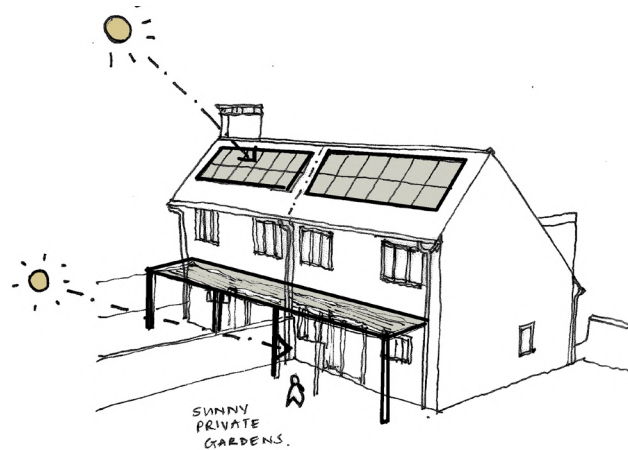


## 7.8 Energy + Sustainability

As the development is a new build project. It will need to meet minimum Approved Document L2 building regulation requirements. The proposed energy strategy focusses on a “fabric first” approach to minimise heat losses through the fabric whilst embracing renewable technologies to reduce energy demand. The intention is that the new development will be a highly efficient low energy project where energy demands are considerably lower than the minimum requirements of building regulations. This in turn will help to keep energy costs low for the residents.

The fabric of the building will be designed to minimise heat loss through improved U values and air permeability. This “fabric first” approach is key in driving down the energy demands of the building.

In addition, Renewable technologies in the form of photovoltaics (PV) are proposed to help reduce energy demand and reduce energy costs for residents. Photovoltaics panels will be installed which will generate electricity to help to reduce carbon emission and energy demand of the building. Each dwelling will have a dedicated PV system to help to minimise energy costs.



## 8.0 Appraisal + Conclusion

This Design Statement is produced in support of proposals for 17 new dwellings, communal public green space, and associated works. The principle of the development is considered acceptable with the site being allocated by the Local Authority and in a sustainable location considering the rural nature of the area and the challenges this presents. Furthermore, the development proposes a scheme of 100% affordable housing, supporting key principles of both local and national policy.

The design proposes a distinct contemporary reflection of the existing vernacular, with high quality brickwork which reflects the colours and hues of the historic local materials which then sits comfortably within the immediate context, marrying traditional materials with contemporary design. Further, the development provides a greater sense of community engagement and placemaking for social interaction with the benefit of the public open space which will be of great benefit to the local community.

Well-being goals of the Well-being and Future Generations Act are adhered to through this application in that there would be no significant or unacceptable impacts upon the achievement of well-being objectives because of the application being approved and development being carried out. By a similar token, the aspirations of the new PPW, which mirrors the well-being goals, are followed under these proposals.

In conclusion, it is considered that the new proposal offers a development of quality within the rural community of Solva, adhering to the placemaking agenda advocated by PPW. Providing much needed affordable homes to the area, the development is deemed to meet several of the LDP policies.





