

DESIGN & ACCESS STATEMENT

LAND WEST OF NEW MILL ROAD, CARDIGAN



PREFACE

TAN 12 defines a Design & Access Statement (DAS) 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'. This DAS has been prepared by Hammond Architectural Ltd (HAL) on behalf of Wales & West Housing (WWH). It supports a full planning application submission for residential development and all associated works, at land west of New Mill Road, Dol Y Din Tir, Cardigan.

PROJECT TEAM

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 <p>Planning</p>	 <p>Ymgynghorwyr Prifffyrdd a Thrafnidiaeth Highways & Transportation Consultants</p> <p>Highways Engineer</p>	 <p>Structural & Civil Engineering</p>
 <p>LANDSCAPE ARCHITECTURE & ENVIRONMENTAL PLANNING</p> <p>Landscape Architecture</p>		

DOCUMENT STATUS

Report ref: 2316_Dol Y Din Tir_SHG

Issue: 02

Date: 18 September 2024

Status: Planning

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This document is structured in a way that follows the Welsh Government (WG) guidance documents: Design & Access Statements in Wales, published April 2017 and 'Site & Context Analysis Guide published March 2016.

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1. THE SITE

The site is located to the west of New Mill Road, Dol Y Dintir, Cardigan. The site is approximately 1.9 hectares (4.6 acres). The site is currently utilised as agricultural grazing land and is comprised of semi-improved grassland bordered by native species rich hedges with trees. The site is located on the outskirts of Cardigan with good links to local services. The topography is undulating.

SITE LOCATION PLAN



Extract from Title Plan

Aerial photograph of site



2. DEVELOPMENT SUMMARY

A development of 51 one and two storey homes; associated infrastructure; and landscaping is proposed on land to the west of New Mill Road, Dol Y Dintir, Cardigan. Vehicular access to the site is to be secured from the South via a new access of New Mill Road. Separate pedestrian / cycle access will be provided to the north of the site, connecting onto New Mill Road. The development will sensitively back onto existing boundaries, retain existing hedgerow habitats, and support biodiversity. The site will incorporate two areas of opens space, a large area of multifunctional open space that will sustainably manage surface water and provide space for informal play and recreation and an elevate amenity space, incorporating a LAP.

SITE PLANNING LAYOUT



QUANTUM & HOUSING MIX

House Type Schedule						
Type	HT Code	HT Name	Number of Bedrooms	HT Area (m ²)	Number of Units	Total Area of Each Unit (m ²)
Affordable	1B2P	1 Bungalow	1	50	10	500
	1B2P GF	1 Bed Flat	1	51	3	153
	1B2P FF	1 Bed Flat	1	55	3	165
	2B-4P(B)	2 Bungalow	2	96	1	96
	2B-4P	2 Bed House	2	83	20	1660
	3B-5P	3 Bed House	3	95	10	950
	4B-6P	4 Bed House	4	110	4	440
Total Number of Units and Coverage (m ²)					51	3964

KEY

SITE KEY

Boundary Treatments

- Site Boundary
- 1.8m High timber hit & miss fence
- 1.8m High close board timber fence
- 1.2m High close board timber fence
- 1.1m High ball top metal railings
- 1.1m High hoop top metal railings
- 0.45m High timber knee rail

Access Points

- Primary door to dwelling (PwM)
- Secondary door(s) to dwelling
- 1.8m High close board personal gate
- 1.1m High metal railing gate
- Parking Space

Hard Surfacing

- Highway - Tarmac/Asphalt Finish
- Highway Footpath - Tarmac/Asphalt Finish
- Private Driveway - Paved Tarmac/Asphalt Finish
- Private Driveway - Tarmac/Asphalt Finish
- Local Area of Play
- Private Footpath - Bradstone PCC Slabs
- Refuse collection point - PCC Slabs (the slab is covered off shared private drive)

Soft Surfacing

- Front Garden
- Rear Garden
- Amenity Space / Green Infrastructure / POS
- Adoptable Bio-retention System Feature
- Private Bio-retention System Feature
- 1:3 Earth Bank

Site Features

- Proposed Tree Location
- Existing Tree Location
- Existing Tree To Be Removed
- Shed Storage
- Air Source Heat Pump Location - Locations to be agreed by M&E consultant
- Bin Slab Location - Locations to be agreed
- Rotary Line
- Additional Window Location
- Existing Water Easement



3. BRIEF & VISION

Wales & West Housing (WWH) aim to bring forward an 100% affordable scheme. The main aim for their new development is to provide new homes that are designed and built to the highest standards and provide quality homes for their social housing that integrate considerably with the existing community and local design vernacular.

The General Principles and Specifications contained within the WWH brief for the site are summarised below:

General Principles & Specification

- WWH want to develop an attractive scheme which will appeal to all potential residents, across a number of tenure options. They anticipate their target customers will be Social Rented: People in need of affordable housing.
- Unit house types will range from 1-4 bed houses, bungalows and walk up apartments, ranging in size from 50m² - 127m².
- Social Rented Units will be based upon our range of Pattern Book Designs of property types at Dol Y Dintir.
- Final approval of Secure by Design (SBD) compliance should be obtained prior to dwellings being occupied.

Social Rented Units

- All the social rent units will be designed to meet Welsh Government (WG) funding requirements and Wales & West Housing standards in case there is a requirement to apply for WG Funding. This includes the following documents:
 - Wales & West Housing specification document
 - Welsh Government Development Quality Requirements (this includes the following items)
 - Lifetime Homes design criteria
 - Secure by Design criteria
 - RNIB standards
 - Welsh Government circular – Ground floor level access shower requirements.
- The Architect will be required to prepare supporting information to the Association in its preparation of

these Concept and Pre-Planning submissions to WG.

- Homes are to be designed and built using a fabric first approach (please see minimum u-value requirements within specification document). Where possible local materials and manufactures should be utilised for new developments unless otherwise stated in the specification document. All homes should be designed to exceed current acoustic building regulations. The acoustic spec is 58dB for airborne noise.
- HAPPY PRINCIPLES/ Place Making for the communal areas need to be followed where applicable
- WWH specification document is attached to this design brief and indicates client preferences regarding required materials, quality and manufacturers required for our developments.
- Schemes are to be designed with level access to all access and egress points of a dwelling.

Site Landscape Vision

- The landscape proposal will be designed and proposed in relation to the existing character of the area and in particular the specific site in general.
- The existing trees and vegetation retained will preserve and enhance nature.
- The existing and introduced vegetation will provide seasonal interest as well provide a green framework to the new built environment.
- The proposed design will seek to introduce a high-quality landscape which can be used and enjoyed by residents and visitors alike.
- The new planting scheme will provide character to improve amenity and increase biodiversity by providing habitat and food for fauna.

Delivering a range of high-quality, affordable homes set within a highly appealing, greener and resilient landscape setting.



Seamlessly connecting with the wider GI network, creating a variety of multifunctional green spaces that support people's well-being and happiness.



Strong sense of place and identity, drawing reference to the areas natural and cultural heritage in a distinctive and unique way.



Supports sustainable behaviours, where residents can sustainably travel to school, shops and access community facilities.



Land to the West of New Mill Road will be transformed into accessible and inclusive neighbourhood, set within a distinctive, enriched environment that celebrates the area's natural assets.

4. PLANNING CONTEXT

The site is located on the outer edge of the adopted settlement boundary of Ceredigion Local Development Plan (LDP1) - 2007 - 2022 (Adopted 2013). The site has been submitted for consideration in the emerging LDP which is at deposit stage, wherein the principle of new residential development may be acceptable subject to other policies of the Plan and more detailed development management considerations. The following policies and guidance are considered relevant to the proposals:

Relevant Planning policies:

- Future Wales: The National Plan 2040
- Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking
- Policy 9 - Resilient Ecological Networks and Green Infrastructure
- Planning Policy Wales (Edition 12, February 2024)
- Technical Advice Note 12: Design (2016).
- Joint Mid Wales Local Transport Plan 2015-2020.
- Active Travel (Wales) Act 2013.
- Well-Being of Future Generations (Wales) Act 2015.
- Manual for Streets (MfS1 and 2) (2007 & 2010).
- Welsh Government Circular 016/2014: The Environment (Wales) Act 2016
- Policy DM03: Sustainable Travel
- Policy DM04: Sustainable Travel Infrastructure as a Material Consideration
- Policy DM05: Sustainable Development and Planning Gain
- Policy DM06: High Quality Design and Placemaking
- Policy DM09: Design and Movement
- Policy DM10: Design and Landscaping
- Policy DM11: Designing for Climate Change Policy
- DM12: Utility Infrastructure
- Policy DM13: Sustainable Drainage Systems
- Policy DM14: Nature Conservation and Ecological Connectivity
- Policy DM15: Local Biodiversity Conservation Policy
- DM17: General Landscape
- Policy DM18: Special Landscape Areas (SLAs)
- Policy DM19: Historic and Cultural Landscape
- Policy DM20: Protection of Trees, Hedgerows and Woodland
- Policy DM22: General Environmental Protection and Enhancement.

Other key policy considerations:

- Adopted Ceredigion Local Development Plan (LDP1) - 2007 - 2022 (Adopted 2013)
- Policy S01: Sustainable Growth
- Policy S05: Affordable Housing
- Policy LU02: Requirements Regarding All Residential Developments
- Policy LU04: Meeting a Range of Housing Needs
- Policy LU05: Securing the Delivery of Housing Development
- Policy LU06: Housing Density
- Policy LU22: Community Provision
- Policy LU24: Provision of New Open Space
- Policy LU25: Renewable Energy Generation
- Policy DM01: Managing the Impacts of Development on Communities and the Welsh Language
- No Policy DM02 has been included within the LDP

Supplementary Planning Guidance

- Community and the Welsh Language (June 2105)
- Ceredigion CC Parking Standards (Jan 2015)
- Transport Assessment (Jan 2015)
- Renewable Energy (Jan 2015)
- Built Environment and Design (Jan 2015)
- Nature Conservation (Jan 2015)
- Affordable Housing (Sept 2014)
- Open Space SPG (April 2014)

5. SITE SURROUNDINGS

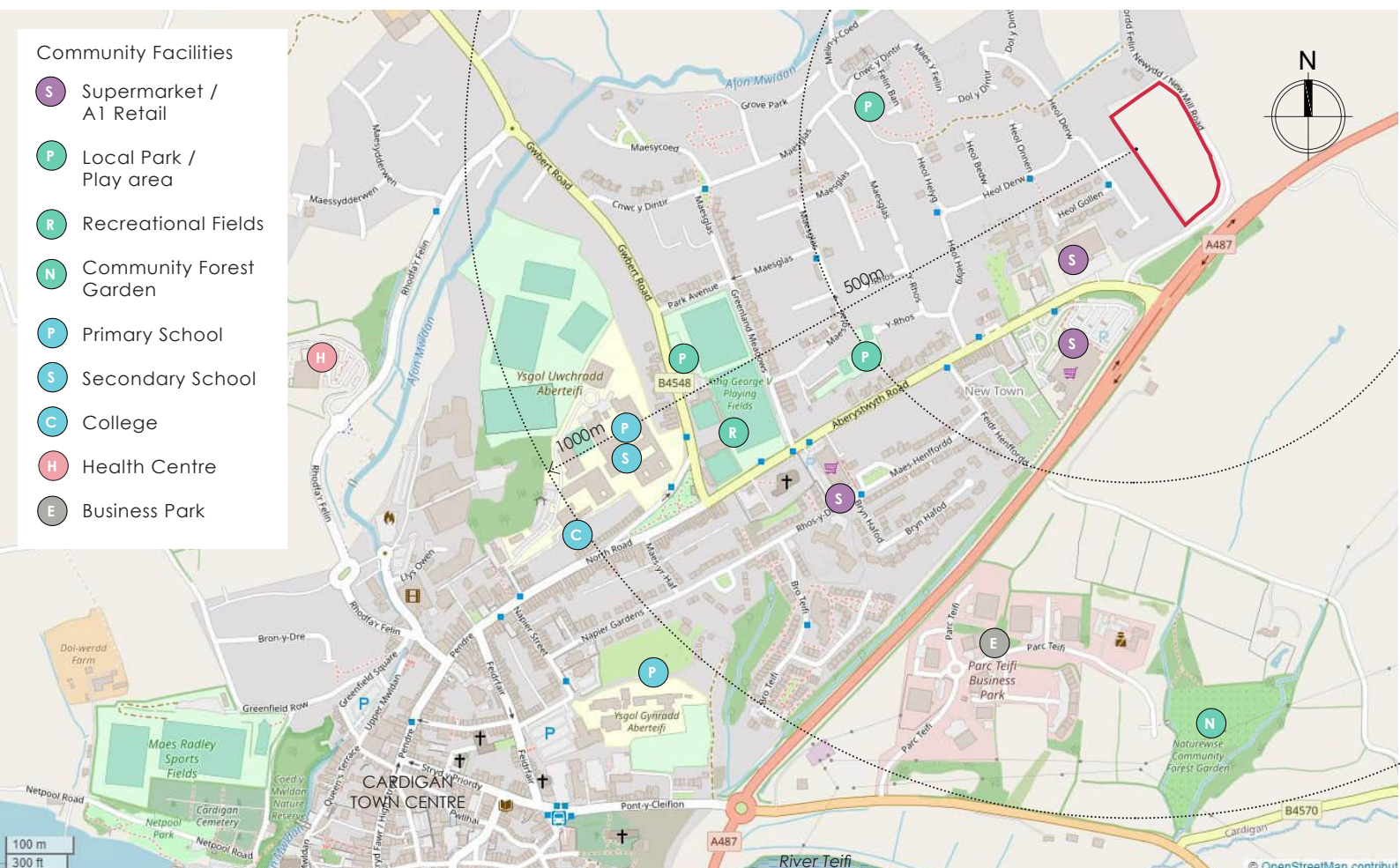
The site is located on the edge of the urban boundary of Cardigan and in walking distance to local facilities. The historic town of Cardigan lies to the south-west of the site, at the mouth of the River Teifi. The town is well served by a mix of amenities and educational establishments, including a hospital, college, modern arts centre/cinema, theatre, supermarkets national and independent shops and cafes, open space and recreational areas.

The boundaries of the site are defined by established hedgerows and vegetation. A detached dormer bungalow is located close to the north-eastern corner of the site.

The eastern boundary of the site is formed by New Mill Road, a no-through route corridor characterised by green verges. Agricultural fields are located beyond New Mill Road.

New Mill Road continues to the south of the site, connecting to Aberystwyth Road and the A487. B&M stores and Tesco are located close to the site, accessible from Aberystwyth Road. Parc Teifi Business Park is located to the south west of the site.

To the west of the site is the community of Dol Y Dintir. Within walking distance of the site are a range of services including schools, shops, playing fields and parks.



© Open Street Map

Landscape and visual assessment studies will be required to assess the effects of the development on the wider setting as well as on the landscape of the site.

Site Photograph Location Plan



Heol Y Wern



New Mill Road



New Mill Road



6. TOPOGRAPHY & LEVELS

A Topographical Survey Plan was prepared by Three Point Survey in November 2022 (see extract below). The topography of the land is undulating. The levels of the site typically drop from the eastern boundary to the western boundary, with a low point in the north-western corner of the site.

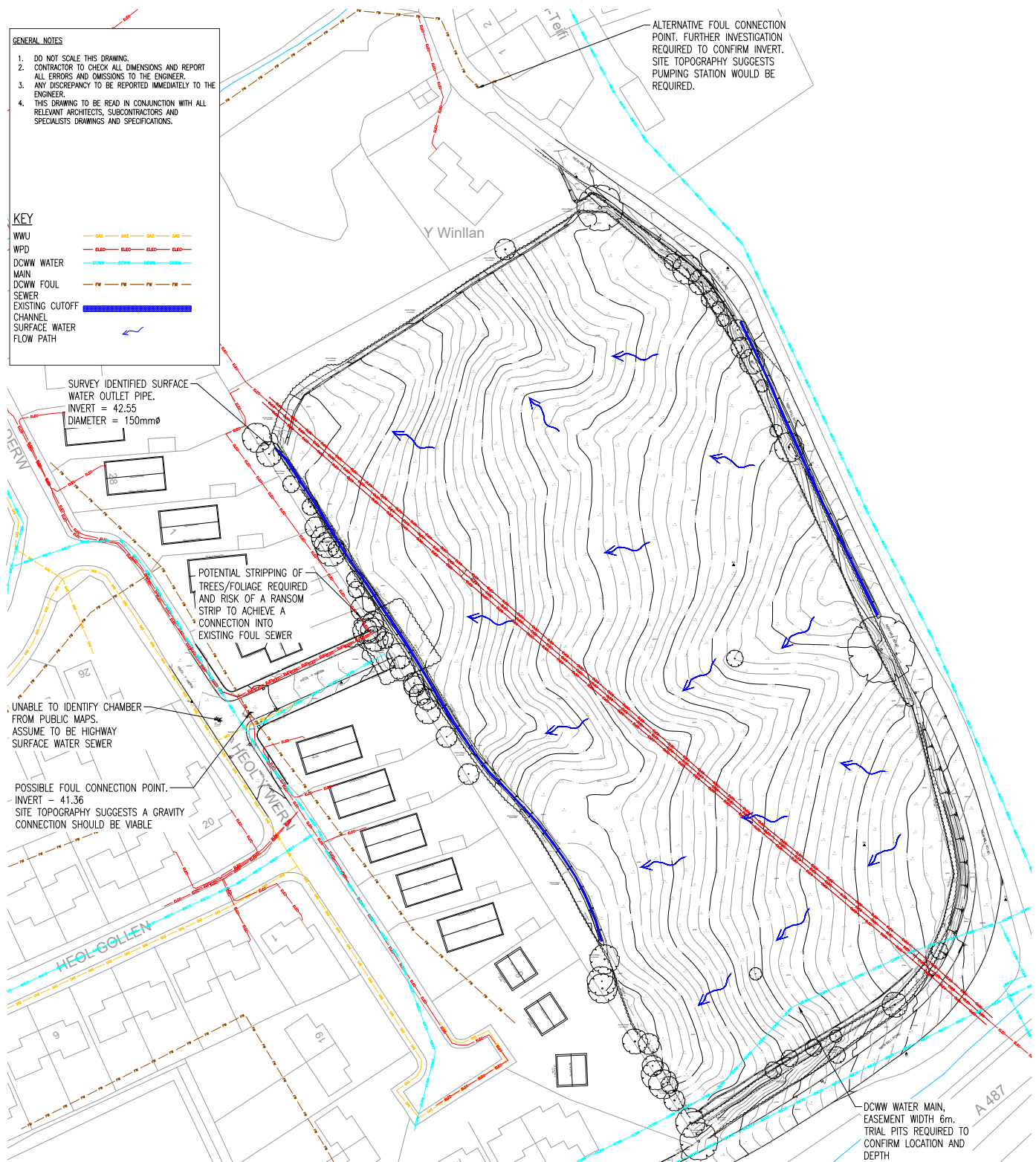


7. INFRASTRUCTURE & DRAINAGE

CB3 Consult have been appointed to offer Structural and Civil Engineering advice on this scheme.

An infrastructure constraints plan has been prepared by CB3 Consult (Drawing extract below, ref C-SK01).

The Desk study suggests that this development site is suitable for an infiltration surface water disposal strategy subject to infiltration testing. There is an alternative positive connection into the watercourse available on site.



8. ECOLOGY & TREES

The combination of desk and field surveys undertaken at the proposed development site identified that the majority of the area within the planning site boundary has Negligible ecological value. Boundary features including Trees, Hedgerow and Scrub offer habitat for a range of animal groups and have Low Local ecological value.

Phase 1 Habitat Plan



Trees & Scrub

- If any scrub or trees are to be removed or managed to accommodate the development, then the area of scrub/ individual trees must be assessed for suitability for, and use by, Dormouse, Bats, Reptiles and nesting birds.
- All trees and hedgerows to be protected by way of Root Protection Zones.

Birds

- Vegetation clearance should be planned outside the nesting bird season. Any loss of bird habitat must be mitigated for,

Bats

- The boundary scrub, tree-lines and hedgerows will act as flight lines for bats; any dark corridors should be maintained as such. The boundary vegetation will be retained and protected as part of the hedgerow protection.

INNS Plant

- Butterfly Bush and Pyracantha to be carefully removed from western border.

Biodiversity & Resilience

- Additional planting can provide improved habitat
- The roadside boundary hedgerow could be strengthened by additional tree planting to fill gaps and to widen hedgerows/corridor.
- New buildings can include artificial habitats as appropriate

Colour	Code	Description
A	J.1.1	Cultivated Land - Arable (P. Rye)
SI	B6	Semi-improved neutral (poor)
—	J2.3.1	Native Species Rich Hedge with Trees
—	J2.4	Fence
- - - -	J2.6	Dry Ditch

9. ACCESS & MOVEMENT

Vehicle access is currently gained off New Mill Lane via an existing field gate. The preferred point of access to the site is from New Mill Lane, from the site's southern boundary. New Mill Road connects to Aberystwyth Road and the A487, linking to Cardigan town centre (west) and Abersytwyh (north). Footway provision along Aberystwyth Road is excellent, with 2m wide footways on both sides, providing access to existing services. However, footway provision is not currently provided along New Mill Road. The site benefits from a potential pedestrian connection from the existing Heol Y Wern residential estate road serving Dol Y Dintir. The site is well served by buses, including the 408 bus service connecting the site with local services in Cardigan.

View towards New Mill Road from Aberystwyth Road. Potential to extend foot way provision



Existing and Future Access Connections and Bus Routes serving the site [Open Street Map]



10. BUILT FORM & CHARACTER

The site is bounded by existing residential properties to the north and west. Properties located in Dol Y Dintir to the west are characterised by detached bungalows and detached homes with direct front access onto the pavement and parking on plot to the side. Homes typically front onto the road, with boundaries delineated by a low brick wall. Homes are generally of painted render finish in muted colours (typically white) and the occasional concrete block work detail to the front facade. To the north, a cluster of larger detached homes, and a pair of semi-detached cottages are situated in larger plots, with on plot parking. Architectural finishes vary, with brick and render prevailing. Properties in the area are typically 2 storey detached homes and one storey/dormer bungalows.

View along Heol Y Wern, mix of detached one and two storey dwellings, typically white render finish, concrete roof, low brick wall



Typically white/cream/grey painted/render facade, blockwork detail to front facade, white windows, brick cill, concrete roof tile



Properties located north of site along New Mill Road: Dormer bordering northern boundary (brick finish), two storey semi-detached cottage (white facade, varied fenestration, slate roof brick chimney)



Natural stone blockwork



*Aerial view first left: Heol Y Wern.
Aerial view second left: New Mill Road.*

11. SWOT ANALYSIS

The key site constraints and opportunities presented by the site are summarised below in the form of a SWOT analysis and graphically presented on page 17. The early identification of site constraints and opportunities has informed the design process, helping capture the full value of site and create a site layout that is sustainable, accessible, and deliverable.

Strengths

- Vacant, available land that could provide much needed housing.
- A sustainable location within close proximity of the established settlement of Cardigan.
- Sustainably located within an existing residential neighbourhood, in walking distance to local amenities.
- Close proximity to existing bus stops and services.
- Site located in an area not affected by Phosphate restrictions.
- Strong existing landscape character.
- Attractively located, affording long distance hillside views.

Weaknesses

- Limited footway provision along New Mill Lane carriageway.
- Protection measures may be required in the form of easement widths or diversions for DCWW water main crossing the site (south).

Opportunities

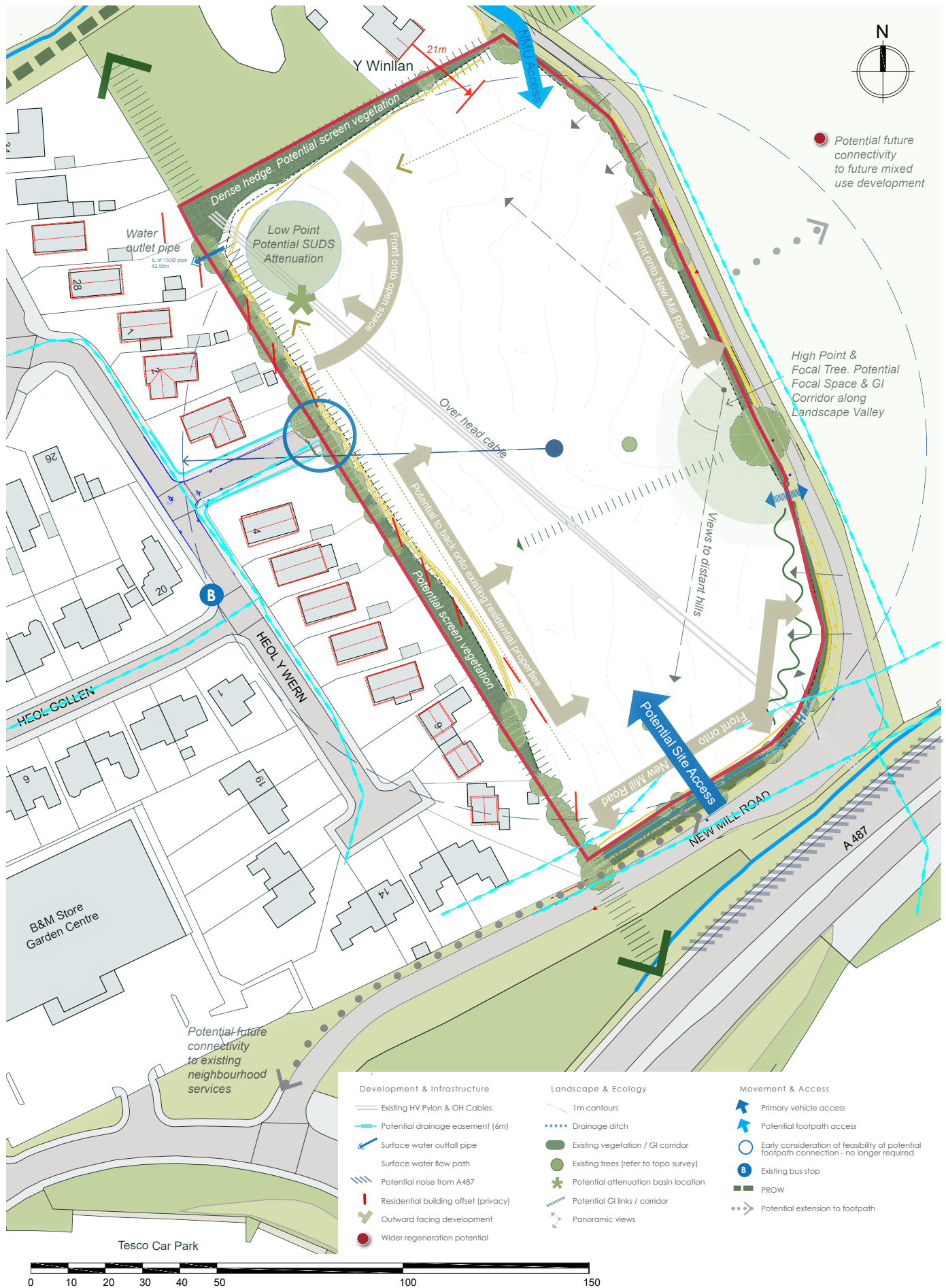
- Create a logical extension to the existing settlement.
- Positively front onto New Mill Road.
- Create an area of open space incorporating play provision for use by residents and the existing community.
- Capitalise on the sites lower contours for suds.
- Incorporate ecological mitigation and biodiversity enhancement measures to enhance existing hedgerows and increase connectivity.
- Create a strong green infrastructure network for people, wildlife and sustainable urban drainage.

- Improve footpath provision along New Mill Road, linking to Aberystwyth Road benefiting existing and future residents.
- One and two storey properties, similar building material would be likely considered acceptable in this site context.
- Existing vegetation could potentially screen the development.
- Potential to back on to existing residential properties and use existing vegetation to sensitively screen the development.
- Potential foul connection point to west. Site topography suggests a gravity connection should be viable.
- Desk study suggests that this development is suitable for an infiltration surface water disposal strategy (infiltration testing required to confirm) Alternative positive connection into the water course available on site.
- Underground existing overhead cables.

Threats

- Located outside Adopted LDP Settlement boundary.
- Risk of a ransom strip to achieve connection into existing foul sewer on Heol Y Wern. A potential alternative point has been identified to north however a pumping station may be required.
- Potential threat to existing habitats. Need to protect retained hedgerows along the site boundaries during/post-construction to avoid potential damage.
- Lighting - potential negative impact on foraging, commuting bats and hazel dormice. Need for appropriate lighting strategy.

Opportunities & Constraints Plan



12. CONCEPT DEVELOPMENT

The five objectives of good design (TAN12) are a set of principle considerations for this development, ensuring the development effectively responds to and assimilates with the local context. In addition, the DCFW Placemaking Charter identifies six placemaking principles, which are also key guiding factors.

Hammond Architectural Ltd are fully conversant with TAN 12 and are signatories of the Placemaking Charter. In accordance with the above, a set of site-specific principles and objectives have been developed for the site that support and promote placemaking.

PLACEMAKING PRINCIPLES



People & Community

- Create an attractive, welcoming place that is accessible to all and fosters a sense of belonging leading to community stewardship.
- Provide a range of homes, attractive streets, and spaces to support community interaction and offer experiences that will help foster a sense of belonging and community.
- Shape proposals in response to the engagement process to ensure the final scheme meets the needs of the future community.

- Maximise active travel connections to existing movement network, helping to reduce car dependency and ensuring sustainable lifestyle are supported.
- Create an attractive and safe residential environment that is safe, easy to navigate and accessible to all, encouraging walking and reducing car dominance and vehicle speeds.



Location

- Efficiently use the land available whilst respecting the strong green assets of the site.
- Maximise opportunities to connect to the Community of Dol Y Dintir and Cardigan.
- Connect with existing and proposed infrastructure, supporting existing services and reducing the need to travel.

- Connect to and enhance the Green Infrastructure network and provide space for people to come together and socially interact.
- Build resilience through green-blue infrastructure.
- Sustainably manage surface water, promote biodiversity and allow people to come closer to nature, supporting people's well-being.
- Design streets and spaces as social places, adding a sense of playfulness and supporting people's well-being and happiness.



Mix of Uses

- Efficiently use land, providing a mix of housing types and tenures that suit local requirements and achieve an appropriate density.
- Create spaces where people of all ages can gather around to establish a sense of community.



Identity

- Deliver a distinctive characterful development, which creates a sense of place.
- Develop a strategy that celebrates the sites existing green assets and create opportunities to enjoy the wider landscape setting.
- Drawn on the local building styles and material palette, ensuring a sense of neighbourhood and belonging.
- Positively define, front and animate streets and spaces and terminate key vistas with buildings or landscape.



Movement

- Maximising the opportunities for convenient, safe, and active travel from home to Cardigan's local community destinations, services and transport network.