

# Design & Access Statement

## Information

### Client

ClwydAlyn | Williams Homes

### Scheme Name

Maes Merddyn, Brynsiencyn

### Scheme Address

Maes Merddyn, Brynsiencyn

Llanfairpwllgwyngyll, Sir Fon

LL61 6TX

### Design Team

Architects **Saer Architects**

Contractor **Williams Homes**

Civil Engineers **Datrys Engineers**

Landscape Architects **Land Studio**

Planning Consultant **Owen Devenport Ltd**

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P1152 | Maes Merddyn, Brynsiencyn

MMB-SAL-XX-XX-RP-A-0001\_SiteAnalysisReport

# Maes Merddyn, Brynsiencyn



# Requirements

## Architectural Supporting Documents

0001 - Site location plan	1:1250
0002 - Topography / Existing site plan	1:250
0004 - Proposed Site Plan	1:200
0006 - Proposed Boundary Plan	1:200
0040 - 4P2B House	1:100
0042 - 5P3B House	1:100
0044 - 7P4B House	1:100
0046 – 2P1B Flat	1:100

## Project Design Brief (by Client)

### Development Mission Statement:

*ClwydAlyn’s vision for all development’s is to deliver high quality affordable homes for local residents which will achieve a high level of energy efficiency at a minimum level of EPC Grade ‘A’, be designed to provide good ‘Open space requirements’, ‘Clean & quiet environment’, suitable mix of accommodation to meet ‘Local Housing & Planning Strategies’, use all renewable energy sources available, use new and innovative methods of construction, provide unity with the environment and ecology, meet all requirements of legislative statutes set by the Welsh Government such as Planning, Planning Guidance for Wales, Building Control, New Wales Design Quality Requirements, Life Time Homes, RNIB Guidance, Design Council for Wales, SAB/SUDS, Future Generations Act, Building for Life 12, SBD Gold Standard, Placemaking Guidance, and provide equality to all residents, protection to the Welsh Language, and provide local employment, training, apprenticeships and job opportunities within the area of the project.*

A full brief was issued to the design team from the offset and covered key points such as;

- Standards Design
- Tenure Mix Sustainability
- Inclusive Flexible and adaptable
- Quality Comfort
- Function Maintenance
- Economic Enduring
- Cost Effective Consensus building
- Neighbourhood Public amenity space
- The street Parking
- Cycle Parking Inside the home
- Front garden, boundary treatments and gates
- Environmental Impact
- Adopt best practice in moving to a decarbonised and circular built environment





# Area Analysis

**Site Location** - The site is located to the north-east of Brynsiencyn, in the south of Sir Fon. The village is around a 5mile drive from the A55 and Llanfairpwll along the A4080 where a number of tourists pass on the way to the famous Niwbwrch beach a further 7miles west. Anglesey Sea Zoo is 1 mile to the south.

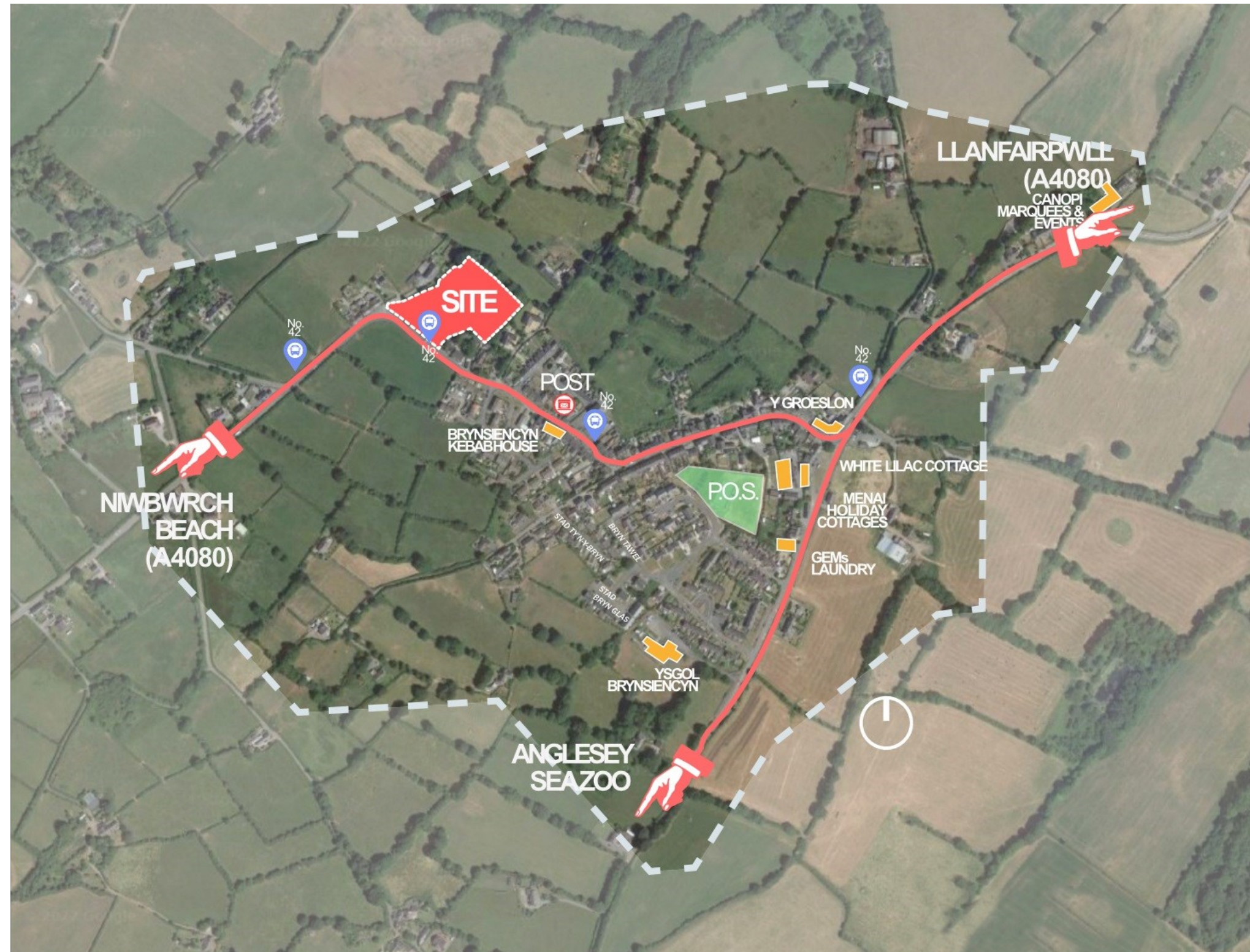
**Surrounding Land and Building Use** - The majority of the village is made up of residential properties with a small number of community facilities such as the pub/restaurant Y Groeslon, Post Office, local Primary School, a central playing space and holiday cottages. The surrounding area is majority farm land. A number of tourists visit Sir Fon on an annual basis to visit key local attractions, to experience the great outdoors and to walk the costal path around a 1mile south.

**Road Hierarchy & access** - A4080 runs from the north-east to the west, becoming the main access road to the site.

**Public Transport** - Bus route 42 from Bangor to Llanfairpwll and later Llangefni runs every hour and a half and takes the local residents to the local train stations. There is a bus stop right outside the site.

**Planning Context** - There is existing planning permission granted for 13no. dwellings on site however this proposal replaces it as a more efficient use of land. A pre-planning application was submitted where positive feedback was received.

**Consultation & engagement** — A Consultation event will be held during the PAC period.





# Site Analysis

**Topography** - The site slopes down from west to east by around 4.26m over a horizontal distance of 179m. There are minimal crossfall across the site from north to south. There are views out to the south across farmland.

**Green & Blue Infrastructure** - An existing hedgerow runs along the north-east and west boundary creating a corridor for the local ecology. A small hedge runs along the north-east boundary with the south west boundary housing the existing access turning point. There are no natural watercourses or streams on site.

**Ecology** - A Preliminary Ecological Appraisal has been undertaken by Enfys Ecology. The majority of the site is grassland with an area of dense shrub to the western corner and north east side. A small mixed plantation of mainly Leyland cypress forms the northern border of the site. It is inevitable that some habitat will be lost due to the development proposals so an ecological mitigation plan has been prepared to compensate for any loss of habitat.

**Ground Conditions** - Rock close to the surface which will need to be reviewed when developing the foundation and slab design but ground conditions are still suitable for onsite soakaway.

**Utilities and Infrastructure** - All surface and foul drainage to Maes Merddyn will run up to the site entrance to simplify site connections. There are existing electrical cables to the entrance of the site that run across its A4080 boundary along with cables that run towards Merddyn Gwyn to the north of the site. The high level HV cable that crosses the site will be removed and new underground cables laid within onsite footpath.





**History & archaeology** - The site appears to be located within the former medieval strip fields surrounding the historic village core and has remained in agricultural usage since. This part of Anglesey is rich in prehistoric and Roman period archaeology and there is a potential that the site may contain buried archaeology of pre-medieval date. A lack of development will have allowed any such remains to survive, although centuries of ploughing may have resulted in a degree of disturbance or truncation.

**Building scale, height & density** - Access to the site is provided through the A4080 after passing terraced housing and bungalows to the south of the site, and terraced bungalows to the north. Wenlllys and Lleifior (detached bungalow and cottage) to the south sit close to the site boundary and impact on the site constraints due to their overlooking distances along with Merddyn-Gwyn (detached cottage) to the north. Newer estates such as Ty'n Courtyard and Chapel St consist of a higher density to the south-east of the site.

**Building character & building traditions** - There is a mixture of terraced properties to the centre of Brynsiencyn with grander larger stone properties to the outskirts, A number of these have feature gables and stone surrounds/cills to the windows. Some of the newer properties are a mixture of semi detached dwellings and detached bungalows. The majority of these properties are of render finish with slate roofs where key elements of cladding, feature gables and window surrounds are provided.





# Context

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Horeb Church



Merddyn Gwyn



Ty'n Courtyard Estate



High Street



Minffordd



Bodeuron





# Context





# Site Images

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# SWOT

## Strengths

- 1. Orientation allowing natural southerly sunlight to all plots
- 2. Direct access off main road and existing entrance
- 3. Good local amenities and public bus stops to nearby communities

## Weaknesses

- 4. Overlooking constraints to two boundaries
- 5. Limited space for SUDs basin therefore drainage is split up into smaller areas
- 6. Due to the 4.26m difference across the site the plots will need to follow the topography

## Opportunities

- 7. Creating a natural play space at the top of the site to enhance community facilities and ecology and biodiversity
- 8. Views down to the south
- 9. Provision of visitor space on site
- 10. Ecology enhancement on north west and north east boundaries with proposed wildlife corridor to help prevent overlooking issue to the south east boundary

## Threats (note site abnormals)

- 11. Removal of trees on site





# Site Plan

## Design proposal

The site layout has been developed to maximise the number of units benefiting from southernly light and views to the south along with making efficient use of land. A street frontage from the A4080 has been created with varying elevational treatments within the new development.

Along the northern boundary the houses have been set back to make space for the natural play space that will enhance the amenities for the residents and wider community. The overlooking distances affecting the south east boundaries are covered with the wildlife corridor and road.

A landscape proposal has been developed to soften the transition between the public and private spaces especially while looking along the street frontages.

Hedgerows and tree planting are provided to most of the site boundaries to improve the biodiversity and provide habitat for foraging birds and bats.

The proposal will incorporate various SUDS features in including a number of raingardens to collect run off from the road, in order to meet the water quality, amenity and biodiversity requirements. Multiple soakaways have been proposed throughout the site.





# Proposed

## Design proposal



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



**Timber cladding** — Low embodied carbon feature material used to soften the street scene.

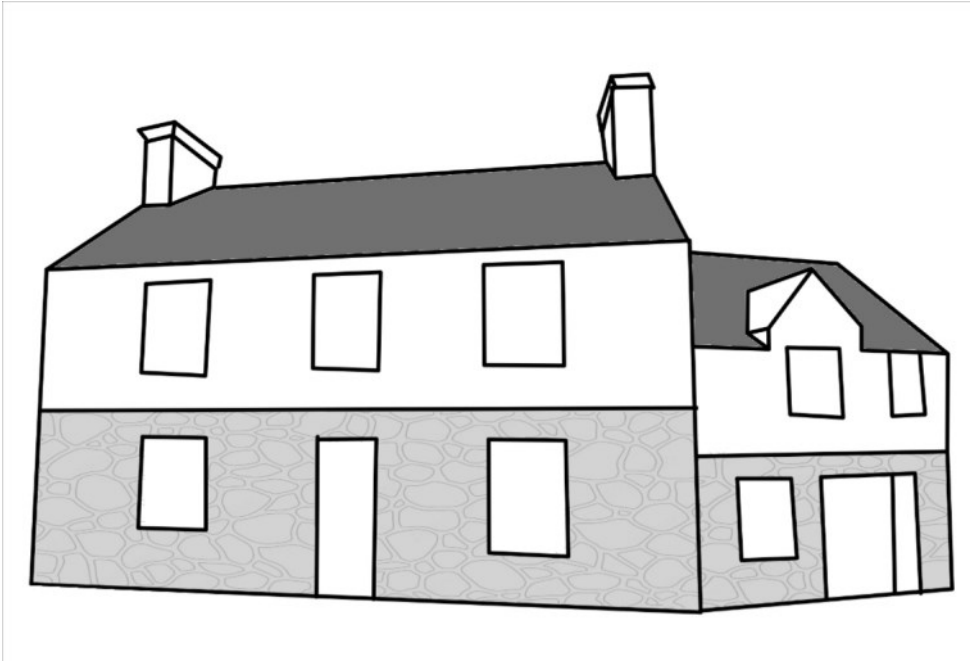


**Stone** — Durable, low maintenance, energy efficient and ties into the Brynsiencyn aesthetic

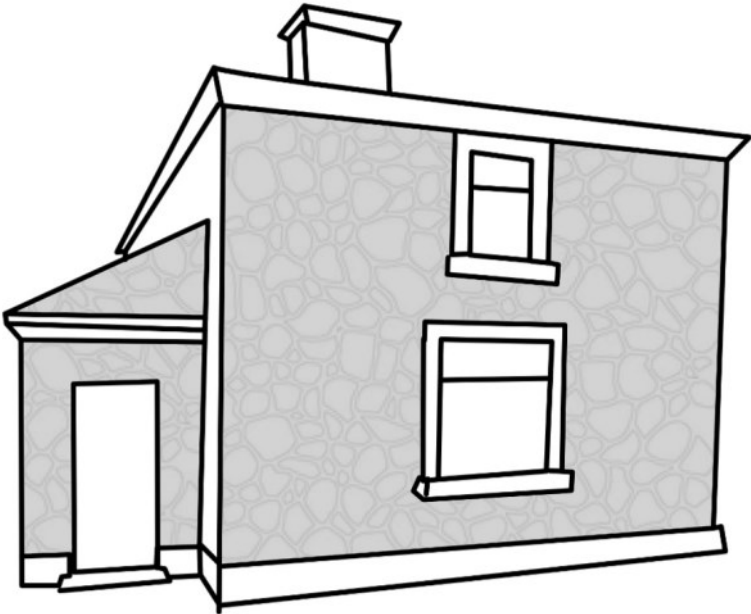


**Slate/Roofing Tile** — Slate/tile roofing in keeping with local material palette.

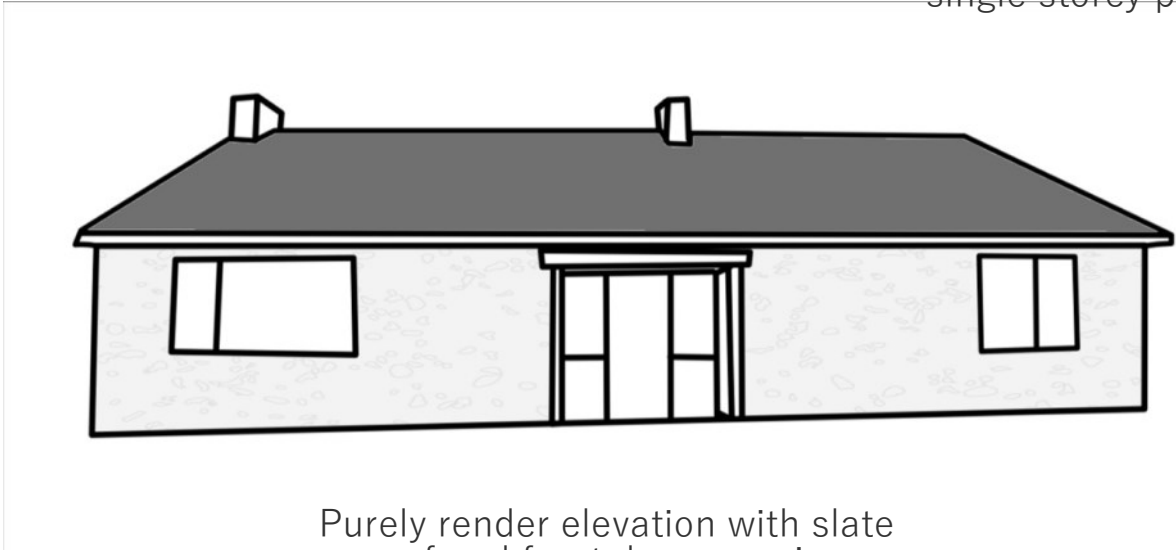
# Local Context



Split elevational treatment between stone and render with slate roofing



Stone and render elevations  
Prominent main volume with supporting single-storey porch/garage



Purely render elevation with slate roof and front door covering





# House Types

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

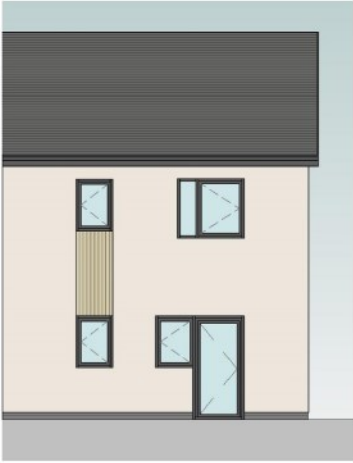
- 7P4B House** -2no. (GIA 113.8m<sup>2</sup>–Storage 3.0m<sup>2</sup>)
- 5P3B House** -5no. (GIA 93.0m<sup>2</sup>–Storage 3.3m<sup>2</sup>)
- 4P2B House (Open Market)** -2no. (GIA 82.9m<sup>2</sup>–Storage 3.1m<sup>2</sup>)
- 4P2B House (Affordable)** -11no. (GIA 82.9m<sup>2</sup>–Storage 3.1m<sup>2</sup>)
- 2P1B Flat (Open Market)** -7no. (GIA 53.7m<sup>2</sup>–Storage 2.2m<sup>2</sup>)
- 2P1B Flat (Affordable)** -1no. (GIA 53.7m<sup>2</sup>–Storage 2.2m<sup>2</sup>)

All dwellings are designed to provide flexible and adaptable spaces. The example drawings adjacent demonstrate typical 4P2B housetype.

A utility room is provided to the 5P3B dwellings to house the ASHP kit and laundry space with close connection to external drying rooms. All properties have a ground floor shower as a minimum requirements. Built in storage is provided where possible in compliance with requirements.



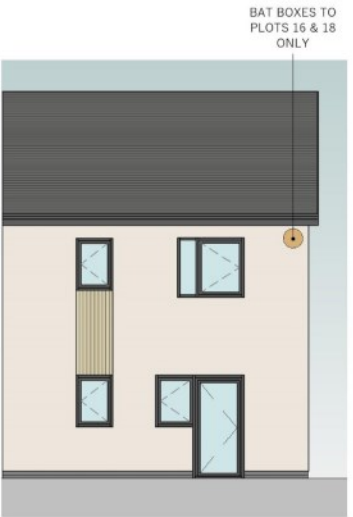
FRONT ELEVATION



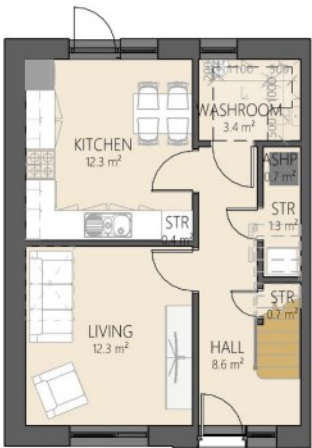
REAR ELEVATION



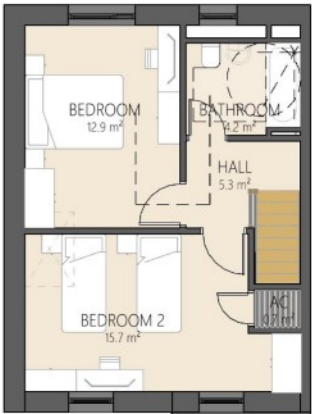
FRONT ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

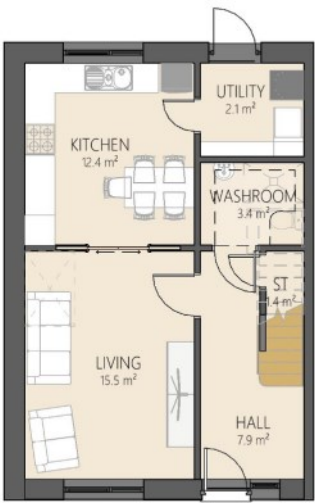
4P2B HOUSE



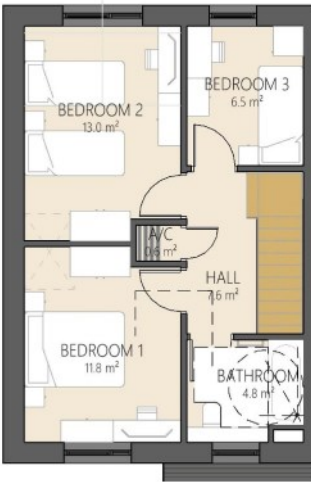
FRONT ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

5P3B HOUSE





# House Types

## House type design characteristics

Externally the properties have been designed to complement the local context within Brynsiencyn with a variable material palette consisting of stone, render and timber cladding. By alternating the house types along the development, the change in form provides some varying design features with the vertical timber cladding on the 4P2B house types and 2P1B Flats and feature stone and render elevations on the 5P3B and 7P4B house types.

With utility prices on the rise these homes have been developed with an efficient thermal envelope, high levels of air tightness, a combination of solar PV's to generate electricity with the provisions of future battery storage and an ASHP with internal provisions for the unit to assist in the reduction of fuel poverty. Provisions provided for future car charging points are made.

Williams Homes are specialists in timber frame construction and propose a fully filled timber insulated panel with an external skin of woodfibre insulation which can be rendered or clad with local materials. This is likely to sit on an insulated concrete raft which minimises thermal bridging between the elements.

For further information please review the full house type drawing package.



FRONT ELEVATION



REAR ELEVATION



GROUND FLOOR FLAT



FIRST FLOOR FLAT

2P1B FLATS

7P4B HOUSE



FRONT ELEVATION  
SCALE: 1:100



REAR ELEVATION  
SCALE: 1:100



GROUND FLOOR PLAN



FIRST FLOOR PLAN





# Compliance

## WDQR Compliance

The homes have been designed to meet WDRQ 2021 and LifeTime Homes requirements.

### Modern Methods of Construction

The scheme has been designed with MMC in mind and will accommodate a number of MMC approaches. It is currently proposed the homes are fully filled timber insulated panel with an external skin of woodfibre insulation which can be rendered and clad with local materials.

### Energy rating

All dwellings will be developed to achieving EPC A (SAP92 or greater) as a fabric first approach with ASHP with Photovoltaic panels.

### Overheating analysis

Client will undertake an assessment of overheating risk based on the CIBSE TM59 methodology for Apartments/Flats and Houses which do not have two or more parallel aspects to facilitate cross-ventilation.

### Secure by Design

The site has been developed to achieve Gold standard.

### Flood risk analysis

The site is not within a flood risk area.

## Placemaking Principle

**People and Community** - The needs, aspirations, health and well-being of all people are considered at the outset. Proposals are shaped to help to meet these needs as well as creating, integrating, protecting and/or enhancing a sense of community and to promote equality. This is within the natural play space to the north of the site that will enhance the existing public footpath and can be used by all the community.

**Location** - Places grow and develop in a way that uses land efficiently, supports and enhances existing places and is well connected. The location of housing, employment and leisure and other facilities are planned to help reduce the need to travel. The proposal is within close proximity of the local amenities of Brynsiencyn such as the pub/restaurant Y Groeslon, Post Office, local Primary School, and a central playing space.

**Movement** - Walking, cycling and public transport are prioritised to provide a choice of transport modes and avoid dependence on private vehicles. Well designed and safe active travel routes connect to the wider active travel network and public transport stations and stops are positively integrated. Bus route 42 from Bangor to Llanfairpwll and later Llangefni runs every hour and a half and takes the local residents

to the local train stations, with a bus stop directly opposite the access entrance to the site.

**Mix of Uses** - Places have a range of purposes which provide opportunities for community development, local business growth and access to jobs, services and facilities via walking, cycling or public transport. Development density and a mix of uses and tenures helps to support a diverse community and vibrant public realm

**Public Realm** - Streets and public spaces are well defined, welcoming, safe and inclusive, with a distinct identity. They are designed to be robust and adaptable, with landscape, green infrastructure and sustainable drainage well integrated. They are well connected to existing places and promote opportunities for social interaction and a range of activities for all people. Again, public realm is enhanced by the natural play space.

**Identity** - The positive, distinctive qualities of existing places are valued and respected. The unique features and opportunities of a location including heritage, culture, language, built and natural physical attributes are identified and responded to. This can be shown within the chosen materiality of the elevations that correspond to the identity of Brynsiencyn whilst offering a modern twist.





# Planning Policy

## Planning Statement

Please refer to the Planning Statement Document developed by Owen Devenport Ltd to be read in conjunction with this Design and Access Statement as it refers to all the relevant Planning Policies and statements for the site.

## Planning Policies

### Joint Anglesey & Gwynedd Local Development Plan (JLDP) – (2017)

The JLDP is the key material planning consideration for the proposal and sets out a variety of policies which are of relevance to the proposal, which include:-

Policy PS4: Sustainable Transport, Development and Accessibility

Policy TRA 1: Transport network developments

Policy TRA 2: Parking Standards

Policy TRA 4: Managing Transport Impacts

Policy PS 5: Sustainable Development

Policy PS 6: Alleviating and Adapting to The Effects of Climate Change

Policy PCYFF 1: Development Boundaries

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 4: Design and Landscaping

Policy PCYFF 5: Carbon Management

Policy PCYFF 6: Water Conservation

Strategic Policy PS 19: Conserving and where Appropriate Enhancing the Natural Environment

AMG 2: Special Landscape Areas

AMG 3: Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character

Policy AMG 5: Local Biodiversity Conversation

Policy PS 20: Preserving and where appropriate enhancing heritage assets

Policy AT 1: Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens

### Supplementary Planning Guidance

The following SPG’s are of relevance for this proposal:-

- Affordable Housing (2019);
- Housing Mix (2018);
- Open spaces in Residential Development (2019);
- Planning Obligations (2019);
- Maintaining and Creating Distinctive and Sustainable Communities (2019);
- Parking Standards (2008).

