



DESIGN AND ACCESS STATEMENT

HOUSING DEVELOPMENT

INCLINE FIELDS, BANGOR

1st ISSUE

PROJECT DIRECTORY

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PROJECT DIRECTORY

HOUSING DEVELOPMENT

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1st ISSUE 16/05/25 Proposed Drawings Updated
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1.00 BACKGROUND TO THE PROPOSAL

1.01 INTRODUCTION

Bangor is a cathedral city in Gwynedd, North West Wales, overlooking the northern end of the Menai Strait, historically in the county of Caernarfonshire. It lies between the town Porthaethwy and the Menai Strait to the west and the Lavan Sands and the village of Llandygai to the east, situated on the A5 and the North Wales Coastline railway. The proposals are for a site located on the edge of the city, along the A5 opposite the Bangor Crematorium and Afon Cegin. The site is a large field adjacent to the Grade II Incline Cottage, Penrhyn Slate Quarry Railroad Scheduled Monument and the boundary wall to Penrhyn Castle to the east and the A5 to the west.

Working in partnership with Adra, who have identified the site for new affordable homes in Bangor, Williams Homes are seeking to develop the site which is allocated for housing.

The proposal has been prepared based on the local housing need, the housing allocation outlined in the Anglesey and Gwynedd Joint Local Development Plan (2011-2026) and the constraints of the site. The development will be built to Lifetime Homes Standards, Welsh Government Development Quality Requirements and Secure By Design Gold principles.

This Design and Access Statement accompanies the Major Application for Full Planning Consent in conjunction with the planning application drawings prepared by Ainsley Gommon Architects and other consultants for the proposed development.

1.02 VISION STATEMENT

The intended development is driven by the desire to provide local people with well designed, quality new homes for affordable rent in a semi-rural location that raise the standard for social housing developments in the area.

The proposed housing mix comprises: 8No. 2P1B Apartment, 6No. 3P2B Apartments, 5No. 3P2B Bungalows, 14No. 4P2B houses, 11No. 5P3B houses, 1No. 5P3B Supported Living Bungalow, 2No. 7P4B house and 1No. 8P5B House on an allocated site inside the of Development Boundary.

The design seeks to make best use of the most positive features of the site, its open and sunny aspect, visual amenity and accessible location on the edge of Bangor adjacent to established residential developments and amenities.

All new homes will be arranged to maximize natural surveillance of public and semi public spaces and adjacent approaches, while taking advantage of the site's topography and views while respecting the setting, importance and integrity of the Scheduled Monument and Grade 2 Listed building Incline Cottage.

Manageable private gardens will also be provided to each residence. Hard landscaping of new railings protecting front gardens supplemented by barrier planting will provide legibility and a sense of place with defensible space for residents.



1.00 - BACKGROUND TO THE PROPOSAL

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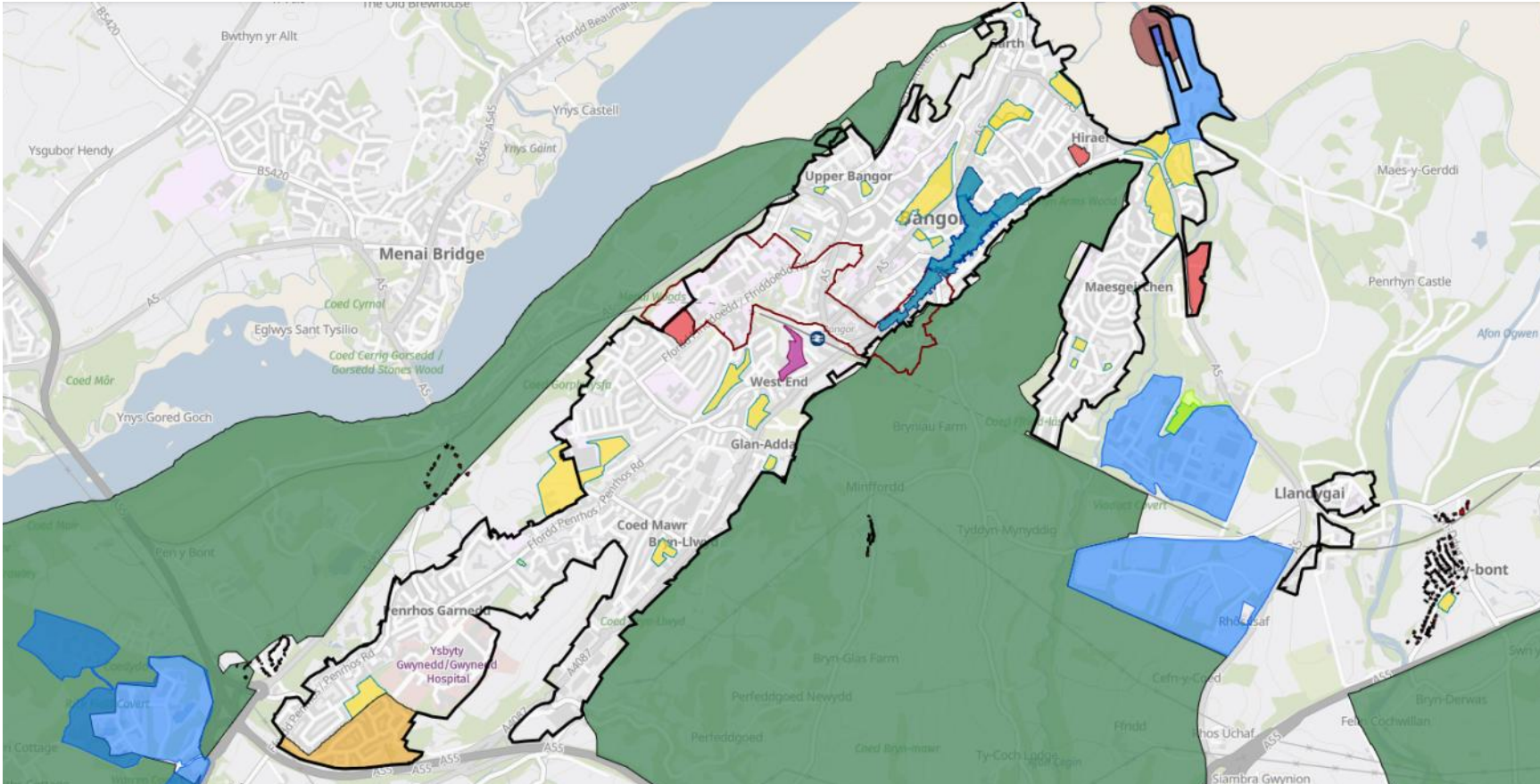
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Image 01 - Photograph of the site, looking south from the A5

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Image 02 - Photograph of the site, looking north from the A5 adjacent to the Bangor Crematorium.

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02

Image 01 - Extract from the Anglesey and Gwynedd Joint Local Development Plan (2011 - 2026), shows an area set aside for residential development without planning permission.

Image 02 - Existing Aerial Photograph of the site outlined in red.

2.00 CONTEXT

2.01 LOCATION

The scheme is located in Gwynedd within the World Heritage Site for The Slate Landscape of Northwest Wales - Penrhyn Slate Quarry and Bethesda, and the Ogwen Valley to Port Penrhyn on the Eastern edge of Bangor, a town located ten miles North East of Caernarfon, and ten miles South West of Dwygyfylchi, connected by the A487 and A55.

Bangor is famous for being the oldest city in Wales. The Cathedral is on the North Wales Pilgrims Way from Basingwerk Abbey to Bardsey Island. Penrhyn Castle and the extensive gardens attracts thousands of tourists per year. Built in the 19th century by Thomas Hopper, the Grade I Listed building is within a UNESCO World Heritage Site located approximately 30 minutes walk from the application site. Bangor has the longest High Street in Wales at 1.265 km (0.79 mi). The city is a designated Sub-regional Centre in the Local Development Plan that allocates the proposed site for housing.

Bangor lies at the western end of the North Wales Path, a 60-mile (97 km) long-distance coastal walking route to Prestatyn. Cycle routes NCR 5, NCR 8 and NCR 85 of the National Cycle Network pass through the city.

Approximately 2.50 hectares in area and bounded by open fields to the East, the site is largely open grassland, with small areas of shrub (Gorse) along the boundaries at the East and West boundaries and atop the grassy bank delineating the Northern site edge. To the West, the site is neighboured by Bangor Crematorium and residential developments opposite Afon Cegin.

2.02 PLANNING POLICY WALES

This Design and Access Statement explains the approach to creating a sustainable development through good design in accordance with Planning Policy Wales. This goes beyond aesthetics to include the social, environmental, economic and other aspects of the development.

This Statement also aims to explain how the principles of Inclusive Design referred to in Planning Policy Wales have been incorporated to create a development that will be accessible, provide flexibility in use, and an environment that is convenient and enjoyable to use for the residents while fitting in well to the national topography.

2.03 TAN 12 - DESIGN

The development has been designed in accordance with the principles of Technical Advice Note (TAN) 12 - Design. The revised version of TAN 12 - Design was originally published in June 2009 and this Design and Access Statement has been formatted to reflect the revised content of TAN 12 (2016).

The scheme reflects the planning policy of Gwynedd County Council and Planning Policy Wales - please refer to the Planning Statement supporting this application for further information.

PLANNING POLICY WALES 3.39 states that:
‘For most rural areas the opportunities for reducing car use and increasing walking, cycling and use of public transport are more limited than in urban areas. In rural areas most new development should be located in settlements which have relatively good accessibility by non-car modes when compared to the rural area as a whole. Development in these areas should embrace the national sustainable placemaking outcomes and, where possible, offer good active travel connections to the centres of settlements to reduce the need to travel by car for local journeys.’

POLICY PCYFF 2: DEVELOPMENT CRITERIA states that:
‘Proposals should: 3. Make the most efficient use of land, including achieving densities of a

2.00 - CONTEXT

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minimum of 30 housing units per hectare for residential development (unless there are local circumstances or site constraints that dictate a lower density); 4. Provide appropriate amenity space to serve existing and future occupants; 5. Include provision for storing, recycling and waste management during the construction period and occupancy period; 6. Include, where applicable, provision for the appropriate management and eradication of invasive species;’

POLICY PCYFF 3: DESIGN AND PLACE SHAPING states that:

‘All proposals will be expected to demonstrate high quality design which fully takes into account the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places. Innovative and energy efficient design will be particularly encouraged.’

The site in Bangor named Incline Fields for a potential housing development site on the east side of Bangor. The site has been identified for housing allocation in the Local Development Plan for up to 72 new dwellings and an earlier layout had been prepared initially by Castle Green Homes but it is clear this density was too high and would be problematic in preserving the setting, character and identity of the Heritage assets.

2.04 TAN-18 –TRANSPORT:

PPW requires that new development includes appropriate provision for pedestrians (including those with special access and mobility requirements), cycling, public transport, and traffic management and parking/servicing.

Due to its location on the outskirts of Bangor, the development will help facilitate access by providing close links to public transport, and improving the pedestrian and cycling link with the local shops and amenities.

Ample parking is provided and can be managed within the site. The street layout mitigates against inappropriate parking and the obstruction of pedestrian and emergency access.

Please refer to the Transport Statement and “SCP/240564/ATR01 Transport Planning Swept Path Analysis” and “SCP/240564/D01 Transport Planning Visibility Splays ” produced by SCP for further information.

2.00 CONTEXT

2.04 IMMEDIATE SITE

The site is located just outside of the boundary of the Essential Setting and Arc of View of the World Heritage Site around Penrhyn Castle ‘The Slate Landscape of Northwest Wales—Penrhyn Slate Quarry and Bethesda, and the Ogwen Valley to Port Penrhyn.

The site is situated on the busy A5 to the West of the site. The A5 runs through the centre of Bangor; it connects Holyhead, Shrewsbury and London. There is a track West of the site along Afon Cegin.

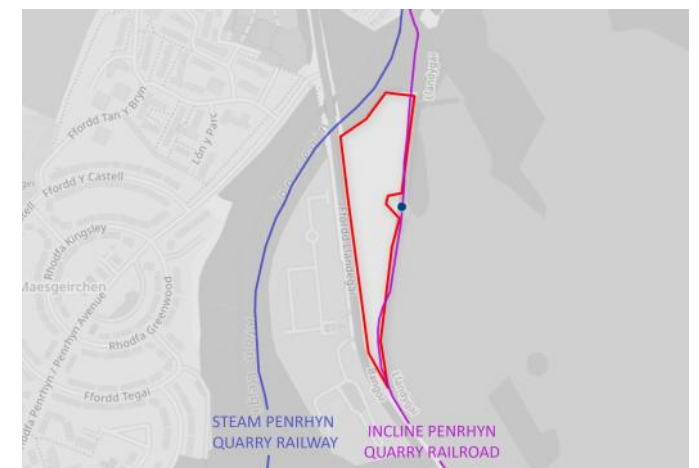


Image 01 - Aerial photograph of the site highlighting Penrhyn estate wall and Penrhyn castle close to the site.

Image 02 - Aerial view of the site and its immediate surroundings highlighting the Afon Cegin and the quarry railroad.

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AG | **A** AINSLEY GOMMON ARCHITECTS



2.00 CONTEXT

2.06 LOCAL CONTEXT

Bangor is located on the coast of North Wales near Menai Strait, which separated the island of Anglesey from Gwynedd, the town of Menai Bridge lying just over the strait. The town has a rich historical significance in North Wales, all stemming from the centrally located cathedral.

1. Immediately opposite the site is Bangor Crematorium
2. To the South of the Site there are two large protected employment sites in Llandygai named 'Stad Ddiwydiannol Llandygai' and 'Bryn Cegin' and also a new gypsy and traveller site that is partly protected.
3. Further West of the site is Maesgeirchen residential estate.
4. Ysgol Glancegin is close to the site within the Maesgeirchen residential estate.
5. There are large protected open space play areas to the north of the site named 'Ger Ffordd Llandegai' and 'Glan Cegin'.
6. A mixture of pebble dash/white rough cast rendered dwellings and brick typify the area equally within the Maesgeirchen residential estate and in the city centre area on Ffordd Ceiriog.
7. Stone dwellings north west of the site near the city centre on Strand Street.



2.00 - CONTEXT

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3.00 FACTORS AFFECTING DEVELOPMENT

3.01 FLOODING

A review of the Flood Risk Assessment Wales Map indicates that the site is at low risk of tidal, fluvial and pluvial (surface water) flooding. This coincides with 'Zone A' of the Development Advice Map (DAM). There is a minimal risk of flooding from the open watercourse north of the site and this is constrained within the immediately adjacent wooded area. The Flood Map for Planning (FMfP) represents more up-to-date information than the DAM as this includes climate change information. The FMfP has official status for planning purposes since June 2023 in line with the revised TAN15.

Incline Fields itself has a rolling topography defined by some steep gradients. The site slopes upwards from the A5. The proposed layout provides green amenity space to the east and south and an attenuation basin to the north that will be used as a low-risk flood basin, providing compensatory storage as well as storm-water attenuation for the run-off volumes from the development proposals. An application for SAB Approval will be made in due course.

3.02 EXISTING GROUND CONDITIONS

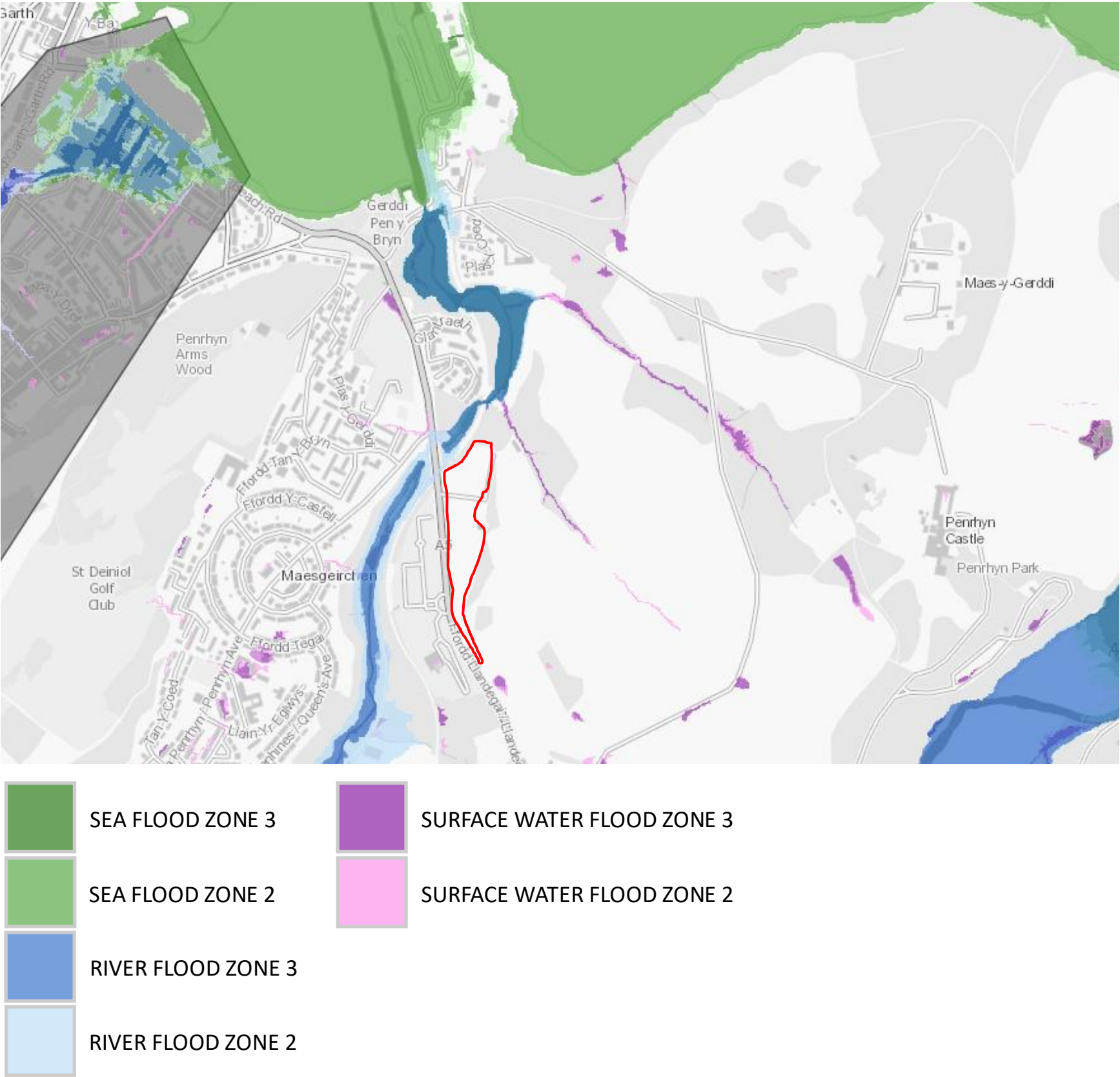
A ground investigation and engineers reports will be carried out on the site and this information will be made available to the Council.

3.03 ARCHAEOLOGY

We are unaware of any archaeological finds being made in this area which would warrant any investigation of the site.

3.04 EXISTING SERVICES

All service utility searches have been sought for the scheme including electricity, gas, waste/ mains water & BT telecom. The information currently available shows that all mains services are available and provided to the site along the main road. Adjacent and existing foul drainage can be diverted and accommodated within the scope of new development.

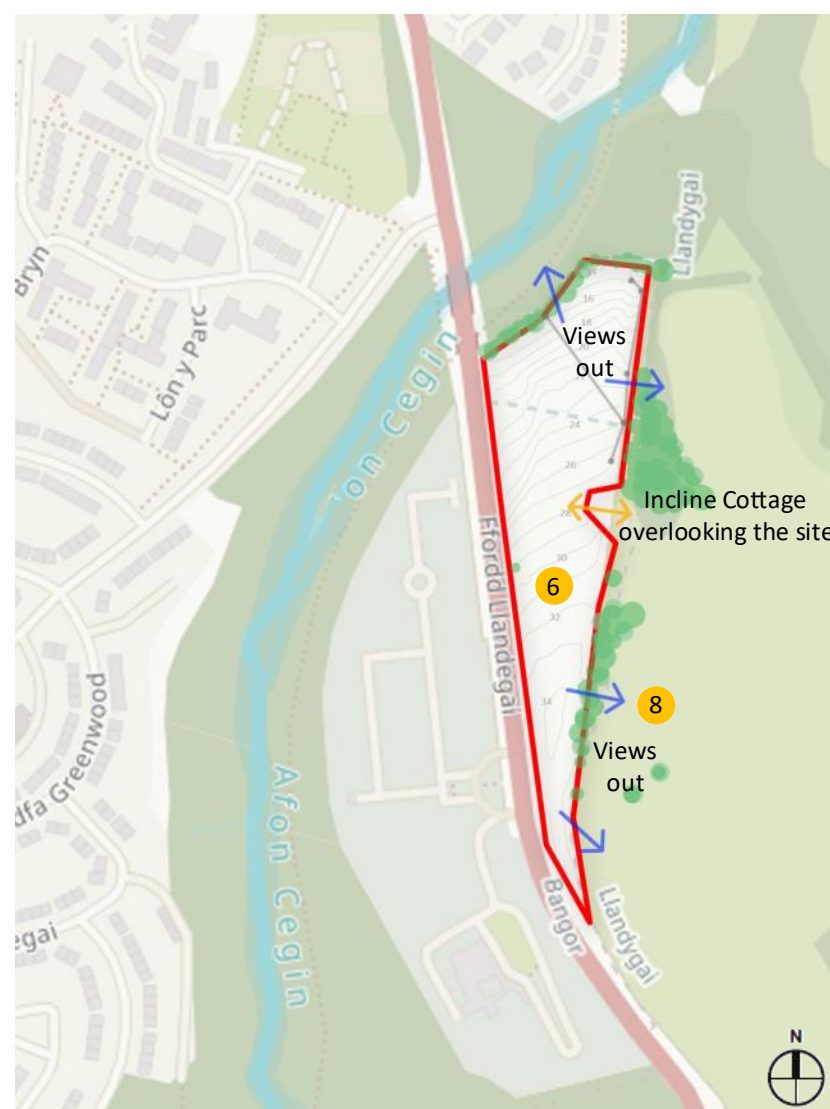
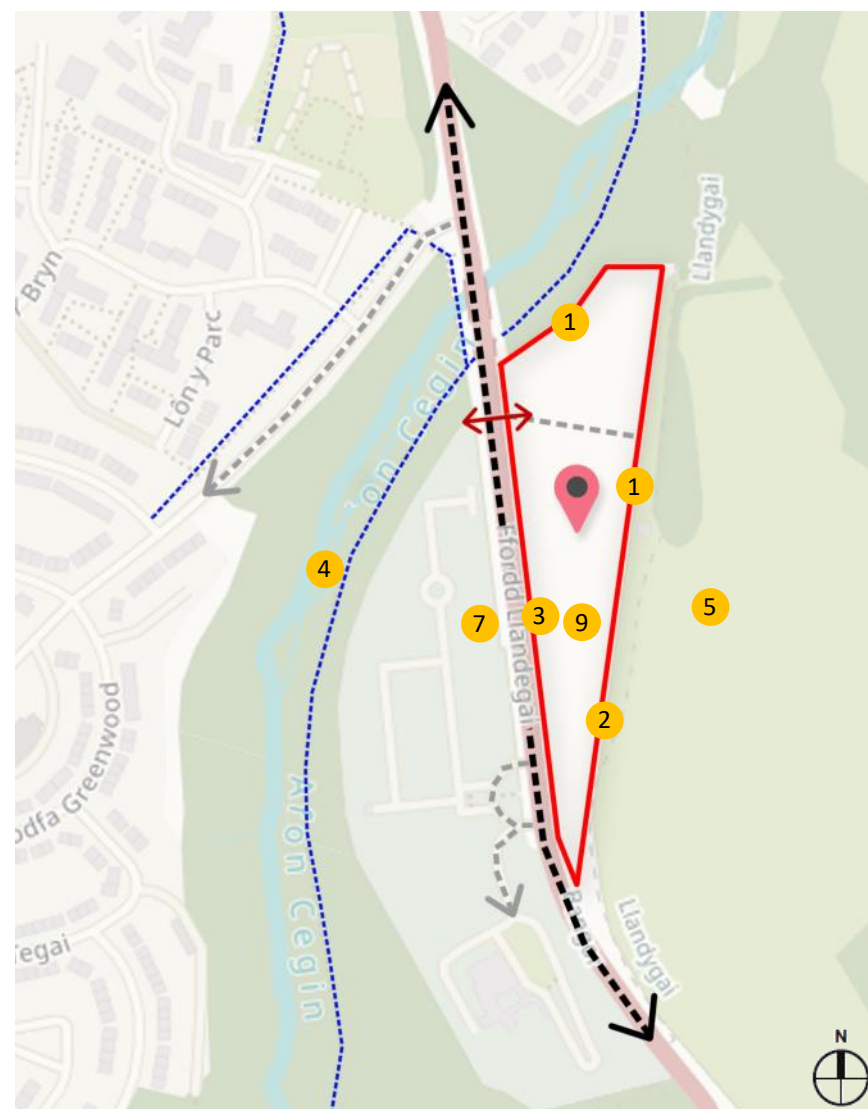


3.00 - FACTORS AFFECTING DEVELOPMENT

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Image 01 - Image from Flood Map for Planning (Natural Resources Wales) illustrating flood risk with climate change



3.00 FACTORS AFFECTING DEVELOPMENT

3.01 SITE CONSTRAINTS

The site (diagrams to the left, no. 2) currently comprises open grassland located east of Ffordd Llandygai on the eastern periphery of Bangor.

The north and west boundaries are bordered by mature woodland and hedgerows (1).

The Penrhyn Estate stone wall defines the eastern boundary and forms the backdrop to the Marchogian Incline Plane(2).

Hedges built on top of a low stone wall defines the western boundary along Ffordd Llandygai (3).

Afon Cegin, an open watercourse and a track (4) runs north-south beyond the Crematorium to the West beyond the site boundary.

Agricultural land is situated to the east of the site (5).

The topography steepens in the center of the site (6) and slopes down to the north and towards the A5.

The main road, A5 Ffordd Llandygai (7) runs parallel to the western site boundary. The site sits above the general road level of Ffordd Llandygai behind an established boundary hedge and slopes steadily upwards to the South and East.

The distinctive silhouette of the castle can be viewed over the boundary wall when looking east from the site (8).

The proposed development is within the recently established UNESCO World Heritage Site, aiming to protect the remaining heritage of the slate industry in North Wales (9).

Site Investigation so far has confirmed there is a low risk of ground contamination and flooding.

Please refer to the Heritage Statement prepared by Ainsley Gommon Architects' Conservation Architect, along with the Heritage Impact Assessment by Aeon Archeology which describes the importance and site constraints imposed by the adjacent Scheduled Monument and Listed Incline Cottage.

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Image 01 - Access and Constraints Plan

Image 02 - Site Features and Opportunities Plan

3.00 - FACTORS AFFECTING DEVELOPMENT

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4.00 DESIGN OBJECTIVES

4.01 DESIGN CONCEPT AND PRINCIPLES

The development comprises 48 general needs homes built to Welsh Assembly Design Quality Requirements and Lifetime Homes Standards for future adaptability. The layout takes into account the important Schedule Monument and heritage assets to the East, the semi-rural character of the site on the edge of the town, with open aspects between the small clusters of houses along the main road to create a break in the properties allowing views in and out. The site layout provides visual breaks to allow views through the development to the imposing Penrhyn Estate stone wall and Incline Cottage and adjacent mature trees. Small housing courts are employed with parking set back behind building lines to reduce highway clutter and to reduce demonstrable harm to the setting of the Schedule Monument and Incline Cottage.

Orientation of the homes has been carefully considered to utilise its open aspect to the West and South in particular, with living rooms orientated to the south, east or west, to benefit from passive solar gain. The scheme aims to maximise the benefits of natural light, reducing the need for artificial lighting. Properties will be arranged to maximize natural surveillance of public and semi public spaces and adjacent approaches.

Small informal play areas will be carefully located along active travel routes within the site not to detract from the Scheduled Monument Incline Plane. Additional planting of trees and hedges creates a sense of identity and place in keeping with the semi-rural surroundings, enhancing the visual amenity of an area that might function as a place for families, children’s play, picnics, dog walking and recreational activities while opening opportunities for connections with new site interpretation explaining the heritage aspects and historic importance of the Marchogion Incline Plane.

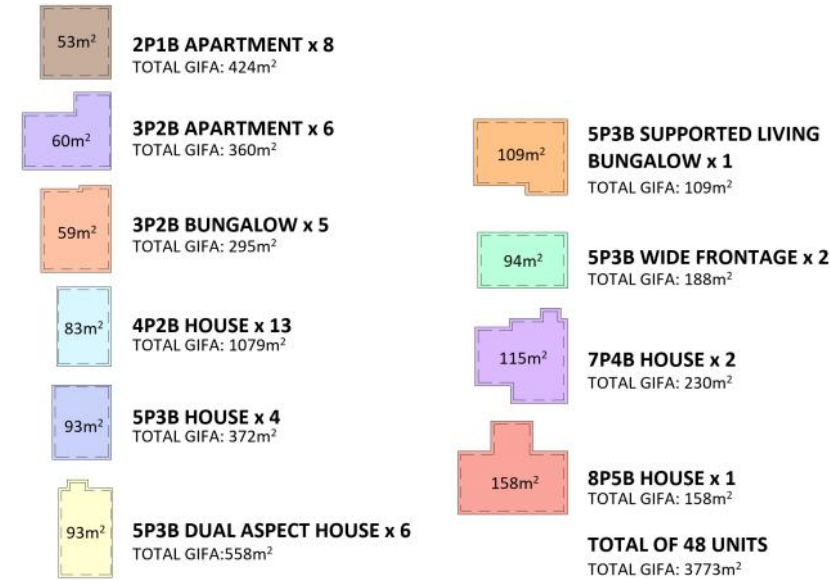
The creation of new active travel routes and connecting footpaths will enhance site permeability, linking the new housing development to the main road and surrounding context. The new footpath placed alongside the boundary following the edge of the Incline Plane will create a sensitive interface between the historic environment and the new housing set back at a respectful distance from the heritage asset

There is an existing bus stop on Ffordd Llandegai close by to the south west and an existing path to the north west of the site opposite Bangor crematorium. Public open space corresponds with the need to offset housing development away from the Schedule Monument with the location of the play areas, attenuation basin carefully planned and proposed public footpath around the edges of the site, ensuring the site is used as efficiently as possible. The proposal ensures that a clear margin/green edge is retained along the track bed on the eastern boundary to protect the former Penrhyn slate quarry railroad and Marchogion inclined plane so it can still be clearly appreciated. A green edge will also be retained adjacent to the main road, providing an attractive green edge to the scheme that encourages wildlife and biodiversity, as well as being considerate to the scheduled monument.

A positive and varied frontage is envisaged with local materials being employed to express the elevations treatments. Render, stone and timber cladding is suggested to add variety while providing a robust treatment in keeping with the vernacular of the town with emphasis on natural traditional finishes. It is noted that some of the properties nearby on Ffordd Llandegai are finished in a local stone. All properties overlook their own private gardens and parking spaces in accordance with ‘Secure by Design’ Gold requirements and rear gardens are secure with lockable gates and sheds. Each house has direct access to a private garden space, which is enclosed by boundary treatments that will ensure surrounding properties are not overlooked. Hard landscaping features protecting front gardens, supplemented by barrier planting, low walls and paving carefully chosen to provide clear demarcations, will provide legibility and a sense of place with defensible space for residents.



HOUSING MIX



4.00 - DESIGN OBJECTIVES

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Image 01 - Proposed Site Plan

5.00 SITE ANALYSIS HERITAGE ASSETS

5.01 HOUSING & PARKING IMPACT ASSESSMENT

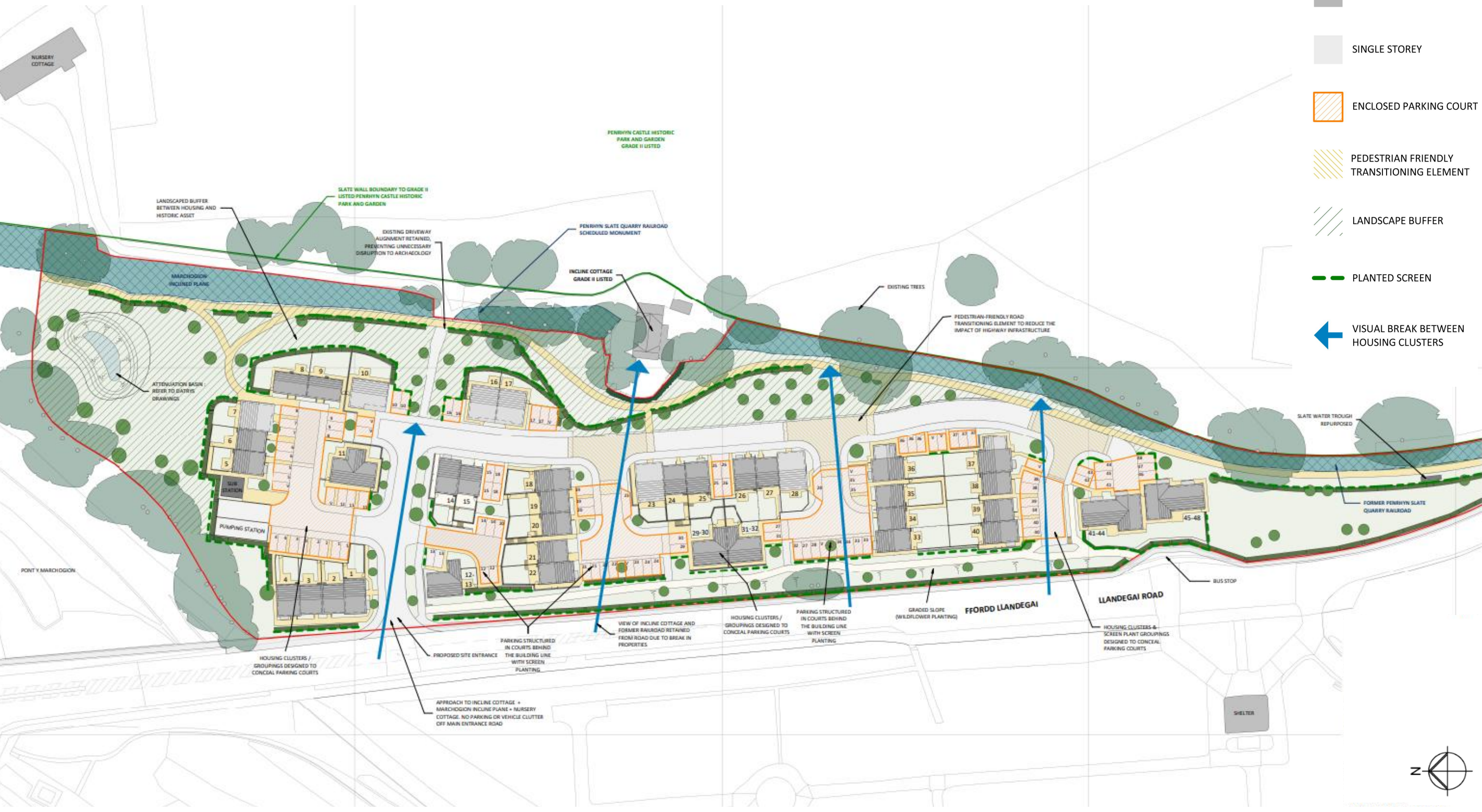


Image 01 - HOUSING & PARKING IMPACT ASSESSMENT Proposed Plan

5.00 SITE ANALYSIS HERITAGE ASSETS

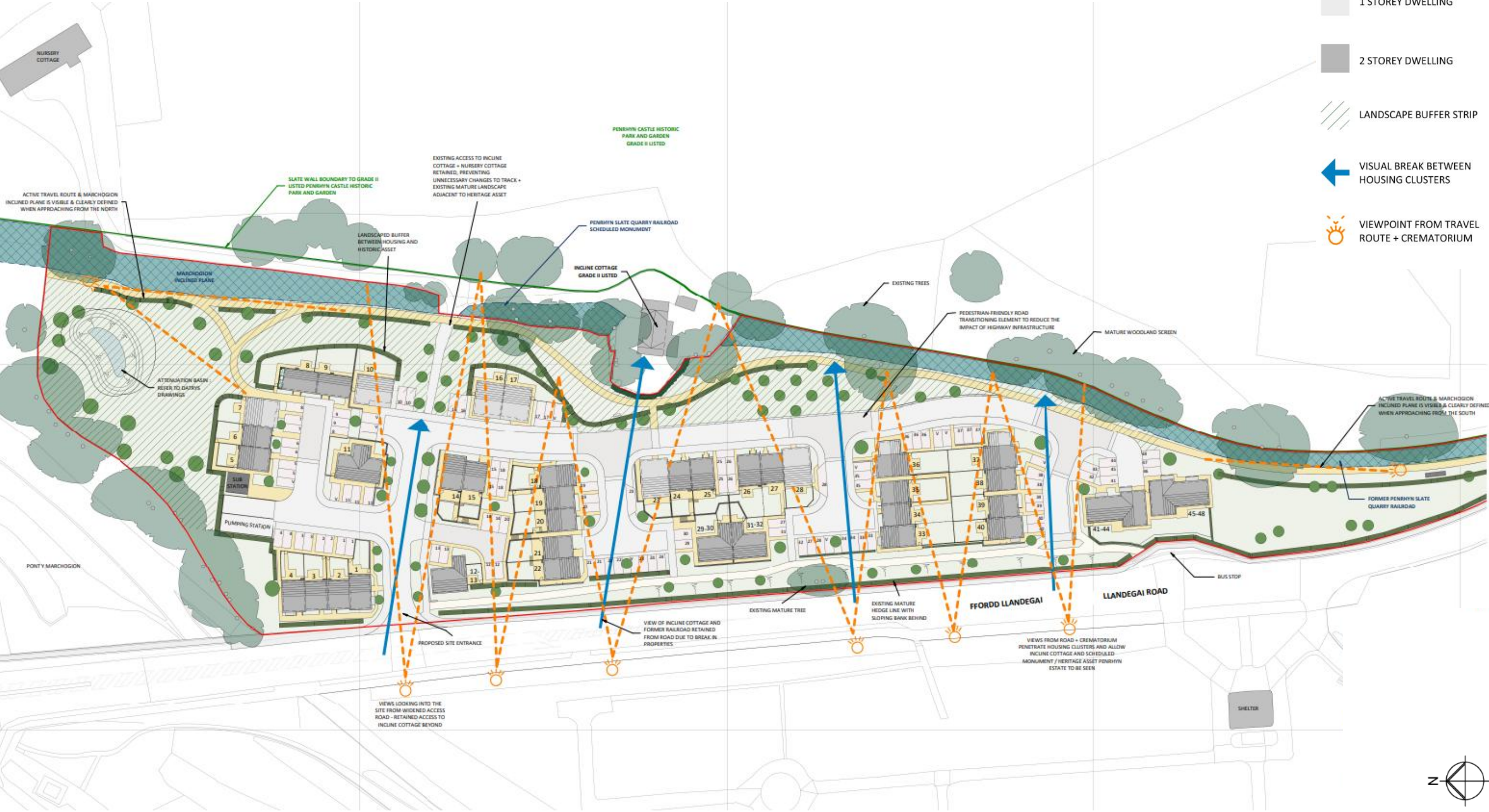
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5.00 SITE ANALYSIS HERITAGE ASSETS

5.02 VISUAL IMPACT ANALYSIS



5.00 SITE ANALYSIS HERITAGE ASSETS

Image 01 - VISUAL IMPACT ANALYSIS Proposed Plan

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5.00 SITE ANALYSIS HERITAGE ASSETS

5.03 INTERPRETATION ROUTE & AMENITY PLAN



Image 01 - INTERPRETATION ROUTE & AMENITY PLAN Proposed Plan

5.00 SITE ANALYSIS HERITAGE ASSETS

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6.00 CHARACTER

6.01 LAYOUT AND LANDSCAPE DESIGN

The arrangement of dwellings within the scheme reflects a considered approach towards the site condition and heritage context. The development introduces modern housing with exemplary space standards to support local need. Abundant green open space will be provided and new planting will increase the biodiversity and ecology of the site. Low maintenance planting to side and front gardens will include barrier planted shrubbery and hedgerows to support wildlife. Private rear gardens facing public space have been minimised in order to enhance security. Site boundaries will be reinforced to help integrate the proposals with the town and landscape with existing, somewhat ruinous stone wall to western boundary supplemented with hedgerow to provide a clearly defined edge making a positive contribution to the town approach. The existing grassy embankment behind the western site boundary helps to frame the site, reinforcing the boundary, while mitigating flood risk.

Land Studio have been employed to create an appropriate landscape scheme. (See image to the right). Amenity spaces are well defined, welcoming, safe and inclusive with visually interesting, positive, street frontages facing a new access road which has been designed to adoptable standards but with informality introduced to avoid heavy imposing highway infrastructure. New footpaths integrate with surroundings, promoting connection and increasing permeability.

A varied street scene is set back from the main road behind a green edge. There is also a larger green edge on the eastern boundary with a meandering path that provides a focal point for the scheme, new landscape and biodiversity opportunities and a buffer between the development and former Penrhyn slate quarry railroad and the adjacent Ffordd Llandegai, lending the proposals a distinct identity and providing the opportunity for a range of activities: a place for children to play and neighbours to relax, a shared place to be enjoyed by the community.

The proposed arrangement of the dwellings on the site will afford the private gardens morning, midday and afternoon sun depending on orientation. The largest, dual aspect, properties are located on the corner plots, 'bookending' the development, marking routes through the site, providing additional security through overlooking and creating elevational interest in key locations. Properties are robust and adaptable with landscape, green infrastructure and sustainable drainage well integrated.

6.02 SCALE

The proposed development is residential in scale, providing one and two storey dwellings, predominantly semi-detached, with staggered elevations and roof lines to help create interest and architectural variety. The surrounding context has been carefully considered and the scheme has been designed to complement the semi-rural character of the site. Elevational treatments have been designed to be sympathetic to the residential properties in the nearby village, whilst creating interest and variation.

The proposed housing mix of 48 no. dwellings comprises:

- 13no. 4P2B houses with 2 car parking spaces each
- 2no. 7P4B house with 3 car parking spaces
- 4no. 5P3B houses with 2 car parking spaces each
- 6no. 5P3B side entry house with 2 car parking spaces
- 2no. 5P3B wide frontage house with 2 car parking spaces
- 5no. 3P2B bungalow with 2 car parking spaces
- 1no. 5P3B Supported Living bungalow with 2 car parking spaces
- 1no. 8P5B house with 3 car parking spaces
- 8no. 2P1B apartments with 1 car parking space each
- 6no. 3P2B apartments with 1 car parking space each

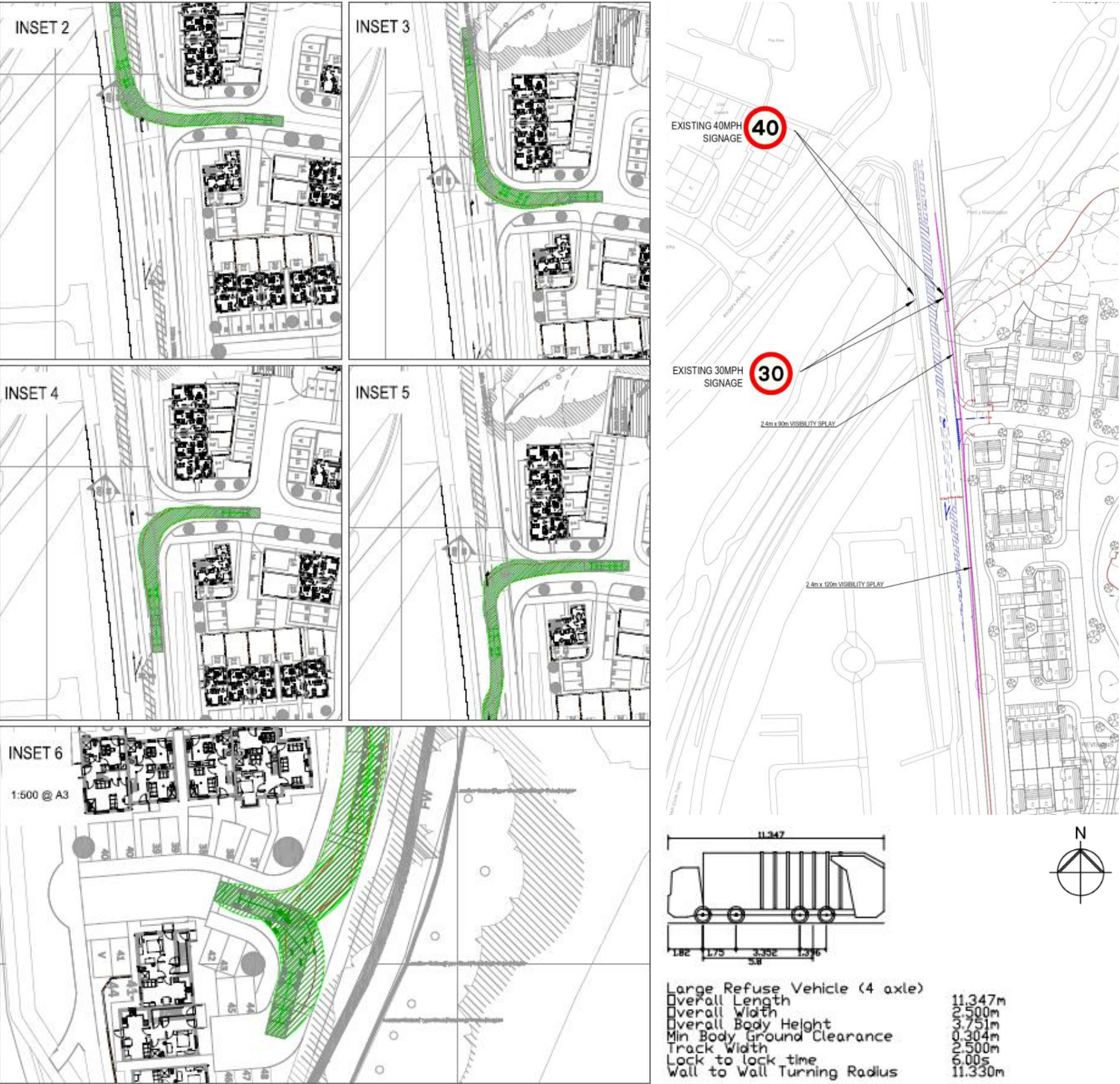


6.00 - CHARACTER

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Image 01 - Land Studio "423-LST-XX-XX-DR-L-0101-Landscape General Arrangement"



6.03 EXTERNAL SPACES

The scheme’s layout has been carefully considered to optimise the relationship between the new homes and their surroundings. The new homes have been designed to benefit from passive solar gain and ensure good levels of natural light within the primary living spaces, contributing to the scheme’s sustainability credentials. Additionally, either the living rooms or kitchen dining rooms of the houses open onto private gardens, allowing the residents to enjoy the outdoor space and access to external drying areas. All houses have small gardens/planted areas to the front.

Planted areas have been provided to improve the biodiversity on site while also creating interest throughout the year. Off road parking is provided for all properties with level access paths into each home.

For additional information on the public areas of the scheme, please refer to 4.01, Design Concept and Principles.

6.04 SITE ACCESS

The site access has been carefully considered with regard to highway adoption standards and there are adequate visibility splays in both directions. The new access road serving the proposed development is 5.5m wide, with sufficient turning radii and a 2m wide footpath on either side. All parking spaces for the scheme are provided off the main road with a suitable number of spaces per property, to help reduce the need to park on the street.

6.05 APPEARANCE

The town of Bangor and nearby areas have a distinct local character and appearance — buildings with pebble dashed or stone facades and slate roofs typify the vernacular.

It is proposed that the new residential development will be sympathetic to the typical local character and materiality, maintaining traditional pitched roof forms and domestically scaled fenestration while providing architectural interest through variety within the building forms, materials and detailing.

Proposed external materials (some of which will be provided for approval) are:

- Off white render is proposed
- Feature dressed stone gables at ground level to the end of properties will be used taking inspiration from the character of the local area.
- Timber cladding will be used on some properties at first floor level as a traditional soft finish.
- Accent timber features will be used to add interest to the elevations.
- Welsh Slate tiles are proposed for the roof to fit in with the surrounding context.
- Energy efficient white UPVC double glazed windows to complement existing properties.

The additional proposed features are:

- Pitched porches and some bay windows to reflect the local context.

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Image 01 - SCP Transport Planning Swept Path Analysis of the site access from Ffordd Llandegai A5 with a large refuse vehicle to provide safe access to the site. Refer to “SCP/240564/ATR01”

Image 02 - SCP Transport Planning Visibility Splays of the site access from Ffordd Llandegai A5. Refer to “SCP/240564/D01”

6.00 - CHARACTER

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7.00 ENVIRONMENTAL SUSTAINABILITY

7.01 LANDSCAPE/TOWNSCAPE SETTING

The site is located near to local amenities and has good public transport links with National Cycle Route 5 close by to the north and west of the site, which runs in sections across the North Wales coast. As such the site is ideal for car free recreation and commuter travel.

From the outset the proposed development has been sensitively designed to work with the heritage assets of the site and its unique landscape context, with scale and density cues taken from the heritage assessment, local vernacular properties which helps to determine the existing pattern and form of the area.

Marchogian Incline Plane Schedule Monument, Incline Cottage, the estate boundary wall and site topography have all influenced the design solutions adopted and the resultant proposals, focussed on shared public space and featuring staggered elevations, variable massing and changes in height to create a scheme which gives architectural variety and interest. The scheme is domestic in scale and appearance and the proposed massing, use of materials and regular fenestration patterns reference and complement the vernacular.

7.02 BIODIVERSITY & LOCAL ENVIRONMENT

Currently, the site consists of open grassland, with some small areas of shrub along the boundaries. Along the eastern and western boundary there is a grassy embankment which will be retained and extended along the north boundary to provide a more clearly defined site edge and additional protection from the former Penrhyn slate quarry railroad and the main road.

A stone wall with overlapping native species hedge defines the western site boundary. Retention of the hedge line and green space adjacent to the road will protect the existing biodiversity and ecology.

The proposed new development will also have a positive effect on the biodiversity within the local environment by providing new planting, allowing the creation of possible habitats and feeding opportunities. In addition to the garden spaces, the scheme introduces a number of new trees and hedges that mitigate overlooking and increase site biodiversity and greening.

The proposed development will also include the addition of bird, bat, and swift boxes.

7.03 ENERGY EFFICIENCY/CARBON REDUCTION

The aim of the sustainability strategy is to minimise the energy demand and carbon emissions associated with the proposed development, and therefore limit the effect on the environment. Orientation, micro-climate and built form have all been considered to promote passive solar gain, natural light and wind protection, to contribute towards reducing the energy demand.

The following strategies will be used to reduce energy usage:

- External elements (walls, floor, roof and windows and doors) to be robust, highly insulated and energy efficient to reduce heat loss.
- High levels of airtightness combined with MVHR to maintain indoor air quality and provide a constant supply of fresh air
- Air Source Heat Pumps
- Photovoltaic panels to meet the electrical demands of the properties.
- 100% low energy light fittings
- External drying areas are provided to all units to help reduce energy usage



Image 01 - Aerial view looking North.

7.00 - ENVIRONMENTAL SUSTAINABILITY

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Element	Location	Material	Outline Specification	Green Guide Rating
External Walls	As elevations	Render	Through colour render on blockwork cavity wall or high performance timber frame.	A+
External Walls (feature gables, plinth and ground level facade)	As elevations	Natural stone finish	Natural stone cladding system such as Z Clad, Cupastone, or similar.	A+
External Walls (feature cladding)	As elevations	Fibre cement cladding	Fibre cement cladding with high durability and low maintenance on	A+
External Doors	As elevations	uPVC	High performance	A
Windows	As elevations	uPVC	High performance	A
Pitched Roofs	As elevations	Natural slates	On trussed rafters	A

01

Image 01 - The new homes will be highly sustainable and residents will be encouraged to minimise resource use and manage waste.

02

Image 02 - Table demonstrating a selection of different materials proposed for use in construction and the desirable aims for BRE Green Guide to Specification rating.

7.04 SUSTAINABLE MATERIALS

Environmentally responsible methods of construction and a palette of sustainable, locally sourced materials will be chosen wherever possible, in pursuing a design that is both energy efficient and environmentally conscious.

Materials will be selected from local sources wherever possible to minimise transport energy use and help sustain the local economy. The materials have been chosen for their sustainability in reference to the ‘BRE’ Green Guide to Specification.

7.05 WATER

In order for the houses to utilise as little water as possible, water efficiency within the building will be maintained through the installation of dual flush toilets and the use of flow restrictors on taps.

Drainage will be linked to the existing infrastructure subject to dialogue with the Local Authority. Water butts will be provided to collect rainwater and reduce the use of potable water for watering garden plants. Sustainable Urban Drainage Systems will be considered to avoid overloading the existing infrastructure subject to dialogue with the Local Authority.

7.06 WASTE MANAGEMENT

A site waste minimisation plan will be produced to follow the ‘Construction Waste Minimisation Good Practice Guide.’ The main contractor will be a member of the Considerate Constructors Scheme. A post-construction domestic waste management and recycling scheme will be implemented.

All kitchens will have internal recycling bins to encourage residents to recycle and minimise their own waste. Removal of recycled and garden waste will be dealt with by Gwynedd Council.

7.07 CLIMATE RESILIENCE

Over the next 50 years the climate is expected to change. Although we can not be certain what these changes will be, general trends have been predicted. The global mean temperature is expected to rise by between 1 and 3.5°C. In Britain this is expected to mean warmer summers and colder winters. We are also expected to have more extremes of weather, with greater risks of floods and droughts. The buildings have been designed to be as energy efficient as possible so as not to contribute further to climate change.

To ensure the proposed development can cope with any future changes a number of features have been designed in. The buildings have been designed to be as energy efficient as possible so as not to contribute further to climate change. The aim is to meet the needs of the present without compromising people’s ability to do so in the future.

7.00 - ENVIRONMENTAL SUSTAINABILITY

HOUSING DEVELOPMENT

INCLINE FIELDS, BANGOR

8.00 ACCESS

8.01 SITE LOCATION

The proposed site is considered to be in a suitable location on the outskirts of Bangor with good public transport links to Bangor, Coed Mawr and Bethesda, Llandudno, Corwen and Betws y Coed bus stops in the opposite direction, from the bus stop just outside the site called ‘Amlosgfa’ which is connected to further bus and train routes. The residents will be living within walking distance of local amenities and adjacent to the A5 for commuting to a wider area. The development is in a prime location with views towards Penrhyn Castle and gardens and is a short walk from the local primary school (Ysgol Glancegin) and a short drive to the secondary school (Ysgol Tryfan), Bangor Sports Centre and Bangor Leisure Centre allowing the residents to have a positive relationship with the local community.

Incline Fields itself has a rolling topography defined by some steep gradients in parts. The site slopes steadily upwards from the A5. The topography of the site was a major influence on the development potential of the site and was an important influence in the visual attraction of the proposed development. The site access is proposed along the Western boundary of the site. A bus stop is located next to the proposed development on the A5, offering good transport links to the surrounding areas and making the site ideal for housing.

8.02 INCLUSIVE DESIGN

A primary aim of the scheme is to create a place that is easily accessible to everyone living within the scheme or visiting the new homes.

All external surfaces on the site will have minimum undulation, be non-slip and well laid. Any joints between paving or between changes of material will be no more than 10mm wide and any utility access covers featuring within the hard landscaping will protrude no more than 5mm above the paving level. Where there are any changes in height or direction the surfaces will be clearly marked by a change of texture and a contrasting colour and where appropriate up stand kerbs or low rails.

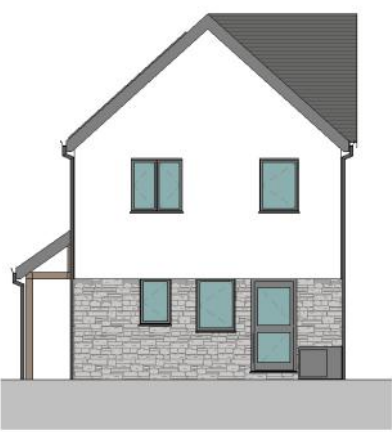
All paths will be a minimum width of 900mm and will be continuous with no obstructions. It is anticipated that paths around the buildings will be a minimum of 1000mm for wheelchair access, and where possible will be 1200mm wide. Building entrances will be highly visible and ramped approaches to entrances will be a minimum of 1200mm wide with a maximum gradient of 1:12. All doors will have a minimum effective clear width of 800mm.

The proposed road has been designed to adoptable standards, complying with Highway Authority guidelines and is able to accommodate emergency vehicle access. Most properties have within curtilage parking or spaces adjacent to the properties, within close proximity to entrances to allow good accessibility. The road layout has been designed to comply with Highway Authority guidelines and is able to accommodate emergency vehicle access.

All properties will be built to Lifetime Homes standards to ensure future adaptability.



SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN



FRONT ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN



SITE SECTION KEY



8.00 - ACCESS

HOUSING DEVELOPMENT

INCLINE FIELDS, BANGOR

Image 01 - Typical 5P3B side entry house elevations and floor plan

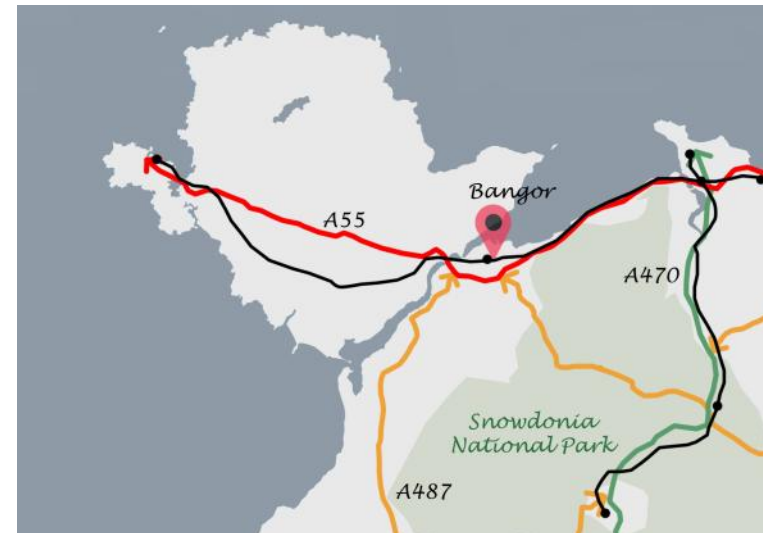
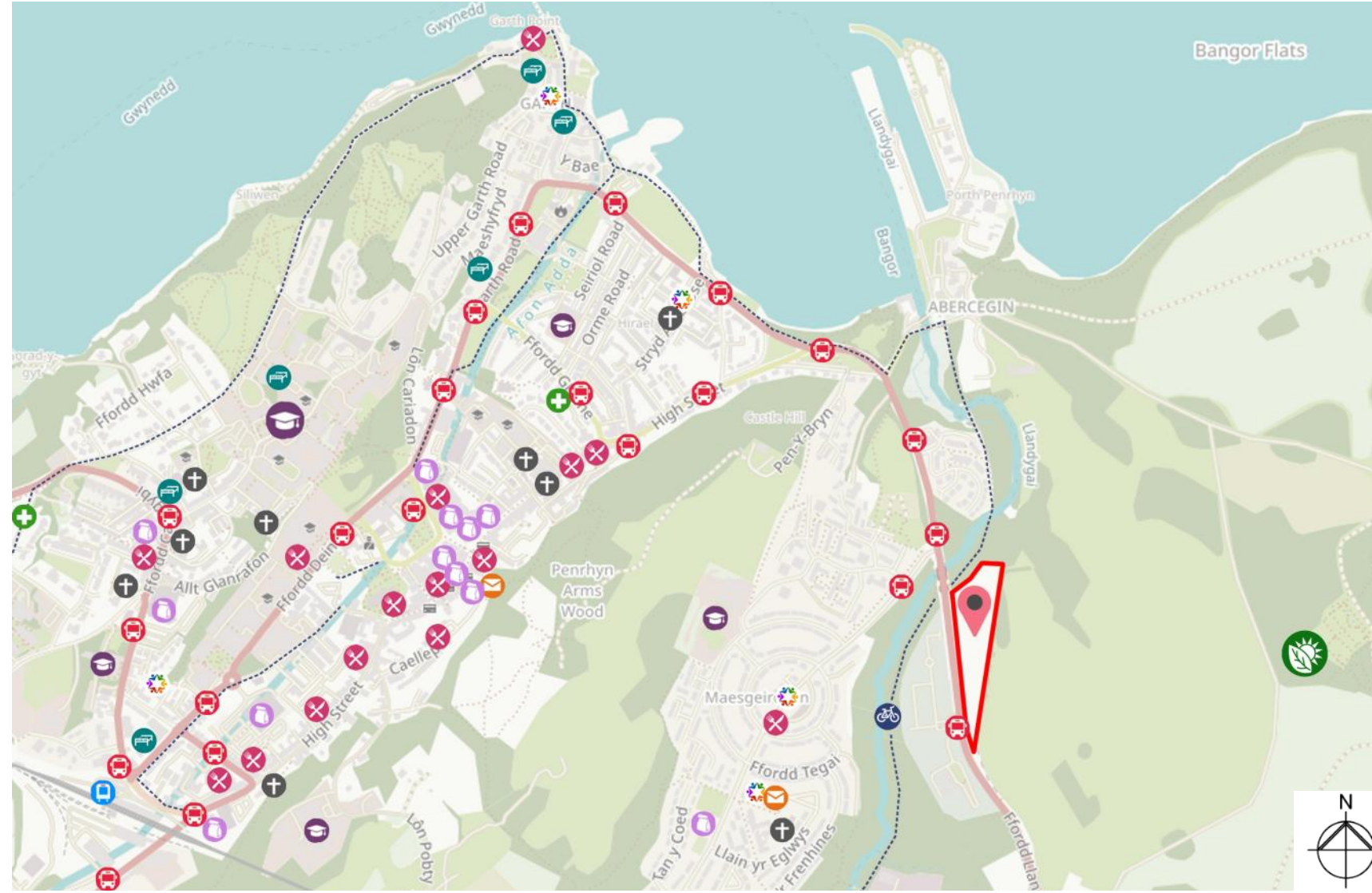
Image 02 - Typical 3P2B apartments elevations and floor plan

Image 03 - Site sections of the development from the West through Ffordd Llandegai.

01

02

03



9.00 MOVEMENT

9.01 INTEGRATION/CONNECTIONS

The town of Bangor is well situated with the A5 running partly through its centre which is the primary route connecting Bangor to Betws-y-coed, Llangollen, Oswestry and Shrewsbury to past Birmingham.

The site is also located close to the A55 which runs from Holyhead to Chester.

9.02 TRANSPORT MODES

The site is highly accessible via walking, cycling and public transport. There is a bus stop next to the site, with services running throughout the day from Bangor to Bethesda, Llandudno, Corwen and Betws y Coed bus station, which provides further routes and trains.

A wide range of different transport modes are available to residents and visitors. Local amenities and shops are within walking and cycling distance.

The site is within safe and convenient walking distance of the local primary school, Ysgol Glancegin. The secondary school Ysgol Tryfan, Bangor Sports Centre and Bangor Leisure Centre are a short drive into the city center.

The site is located close to National Cycle Route 5 which runs in sections from Holyhead to Reading. The site is also a 3.2 mile cycle to the Euro Velo route 2. Which runs along the length of Europe.

9.03 SERVICING

All properties have designated areas to store wheelie bins to allow refuse to be removed by the local council. A post-construction domestic waste management and recycling scheme will be implemented. All kitchens will have internal recycling bins to encourage residents to recycle and minimise their own waste. Removal of recycled and garden waste will be dealt with by Gwynedd Council.

9.04 PARKING

The scheme provides each dwelling off street parking. In this case;

- 2 spaces per 4P2B house
- 2 spaces per 5P3B house
- 1 space per 3P2B apartment
- 1 space per 3P2B bungalow
- 1 space per 2P1B flat
- 3 spaces per 7P4B house
- 4 spaces per 8P6B house

Visitors spaces = 1 space for very 5 dwellings

The parking spaces are accessed directly from the adoptable highway serving the site. All spaces are overlooked by their own property and neighbours.

01

Image 01 - Local area map showing proximity to local services and bus stops for the bus services to Bangor, Bethesda, Llandudno, Corwen and Betws y Coed bus stations.

02

Image 02 - Local map showing the site's proximity to Bangor city centre, connected by the A5.

9.00 - MOVEMENT

HOUSING DEVELOPMENT

INCLINE FIELDS, BANGOR

10.00 COMMUNITY SAFETY

10.01 COMMUNITY

Introducing housing to the site will help to provide much needed affordable accommodation for local residents, encouraging people to stay within the city region

10.02 SECURED BY DESIGN & SURVEILLANCE

Security is of paramount importance for the proposed development and methods to prevent crime have been considered from the design's outset.

A Secured by Design application has been submitted for the site targeting the Gold Standard. The development has been designed to allow for sustainable management by ensuring that spaces are overlooked and naturally supervised. The form and layout of the housing helps to provide a sense of enclosure.

10.03 BOUNDARY TREATMENTS

A range of proposed boundary treatments ensure the scheme is suitably enclosed and protected, all to Secure by Design standards. Please refer to Site Plan to see boundary treatments.

11.0 CONSULTATION

11.01 CONSULTATION

As a Major Planning Application, consultation with statutory consultees and local residents occurred through the mandatory 28 day Pre-Application Consultation Period.



10.00 COMMUNITY SAFETY & 11.0 CONSULTATION

HOUSING DEVELOPMENT

INCLINE FIELDS, BANGOR

Image 01 - 3D view of the development looking north east.