



DESIGN
COMMISSION
FOR WALES
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18 December 2018

Andrew Farrow
Chief Officer (Planning, Environment and Economy)
Planning, Environment & Economy
Flintshire County Council

Dear Andrew

Re: Written consultation with Design Commission for Wales on application 058544 submission to Flintshire County Council, following deferment at Member request.

We have examined the material in relation to this enquiry and have the following comment based on the material available.

The Commission supports the principle of development and this proposal for 100% affordable, over-55s homes on this derelict, brownfield, sustainably-located site.

Key Planning and Design matters – based on the material available.

- The nature and scale of the development appears justified in terms of housing demand, local townscape and reuse of the brownfield site. The precedent for a development of this nature has been set through planning decisions made on previous proposals on this site.
- This proposal will make a valuable contribution to the housing supply, which is especially pertinent given that the local need for affordable housing is a material consideration in this case.
- The proposals appear to enhance adjacent residential amenity by increasing the distance of the building from the habitable rooms of adjacent properties. This distance

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is increased beyond that of both the existing building and the previously consented schemes.

- The proposal does not appear to negatively impact the significance of the adjacent listed buildings. The scale of the proposals, obscured visibility from the street and the built and natural boundary screening along the dividing edge serve to reduce the impact to an acceptable proposition, in planning terms.
- A reduction in the number of parking spaces, below the maximum policy allowance, is welcomed. The type of residential accommodation proposed, the public transport accessibility, and aspiration to encourage more sustainable travel modes, all support the logic to reduce the number of proposed spaces below the maximum parking standards. Further this responds to wellbeing and active travel legislation and helps stimulate positive behavior change.
- The Design and Access Statement should demonstrate the design process, including site analysis, options testing and final design resolution. Inclusion of this design narrative would have been more helpful in explaining proposals more clearly and giving decision makers more comfort that their concerns have been sufficiently explored and resolved within the proposals.
- The DAS is not sufficient to explain and justify the proposals and stronger documentation for proposals should be sought in future. A useful guide can be found here <https://beta.gov.wales/planning-developments-site-and-context-analysis-guide> and here <https://beta.gov.wales/planning-applications-guidance-design-and-access-statements-das>
- The proposals respond to the linear nature of the site.
- The design approach and choice of materiality could be better justified in terms of local context.
- The approach to the building could be improved to provide better legibility and sense of welcome.
- A landscape architect could be engaged to increase the value in the space around the buildings, perhaps through the creation of outside amenity space for residents and reducing the visual impact of car parking.

Our comments on the DAS, materiality and other aspects if observed could further enhance the outcome however this is now at a very late stage. A much earlier opportunity to consult with the Commission could have been sought.

Overall, based on the materials available, the Commission concurs with the officer's report and their recommendation.

We trust this is helpful and will be happy to talk further should you have any questions.

Yours sincerely

A handwritten signature in black ink, appearing to read 'CAD', with a long horizontal stroke extending to the right.

Carole-Anne Davies

Chief Executive

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For and on behalf of the Board of Directors

Cc Wendy Maden, BSc, MAUD
Design Advisor, Design Commission for Wales

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