

DESIGN & ACCESS STATEMENT

Rev D – 08th July 2020



REDEVELOPMENT OF THE FORMER PRESTATYN LIBRARY

THE OLD LIBRARY

NANT HALL ROAD

PRESTATYN

LL19 9LH

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1.0 INTRODUCTION

1.01 This Design & Access Statement has been prepared to accompany a Planning Application for the demolition of the Former Library in Prestatyn, and the erection of 14 no. sheltered residential apartments and 2 no. commercial units together with associated landscape works.

1.02 The proposed scheme will provide flexible commercial space on the ground floor and accessible and adaptable one-bedroom apartments on the upper storeys. The social rented apartments would be provided to people over the age of 55. Off street parking will be provided at the back of the site, with vehicular access gained from the existing Llys Bodnant development, via Glyn Avenue. Car parking provision for 18 no. vehicles would be provided at the rear of the buildings towards the south-east end of the site.

1.03 In addition, the following documents will be provided in support of the planning application and will be referenced in this document:

- Preliminary Ecology Appraisal, Indigo Surveys, February 2020
- Arboricultural Impact Assessment, Shields Arboricultural Consultancy, March 2020
- Flood Consequences Assessment, Waterco Consultants, September 2015

2.0 PLANNING POLICY & GUIDANCE

2.01 This design and access statement is prepared following guidance in the following documents:

Welsh Assembly Government Technical Advice Notes:

- TAN 4 'Retail and Commercial'
- TAN 8 'Renewable Energy'
- TAN 12 'Design'
- TAN 15 'Development & Flood Risk'
- TAN 24 'The Historic Environment'

Denbighshire County Council Local Development Plan 2006-2021 Policies applicable to the development are:

- RD1 - Sustainable Development and Good Standard Design
- BSC1 – Growth Strategy for Denbighshire
- BSC2 – Brownfield Development Priority
- PSE8 – Development within Town Centres
- VOE5 – Conservation of Natural Resources
- VOE6 – Water Management
- ASA3 – Parking standards
- Ty Nant Site Development Brief

3.0 SITE CONTEXT & CHARACTER

3.01 The application site consists of a parcel of land which accommodates the town of Prestatyn's former library building. The original library service relocated in 2014, when it moved to a newly renovated building along King's Avenue. The existing former library is currently partly occupied by an Artisans Collective on a short-term lease arrangement.

3.02 The site sits within the Prestatyn High Street Conservation Area on Nant Hall Road, which is a historically important route, with pedestrian access gained from the High Street (please see below plan). The application site is identified in the aerial image provided and measures 0.228 hectares.

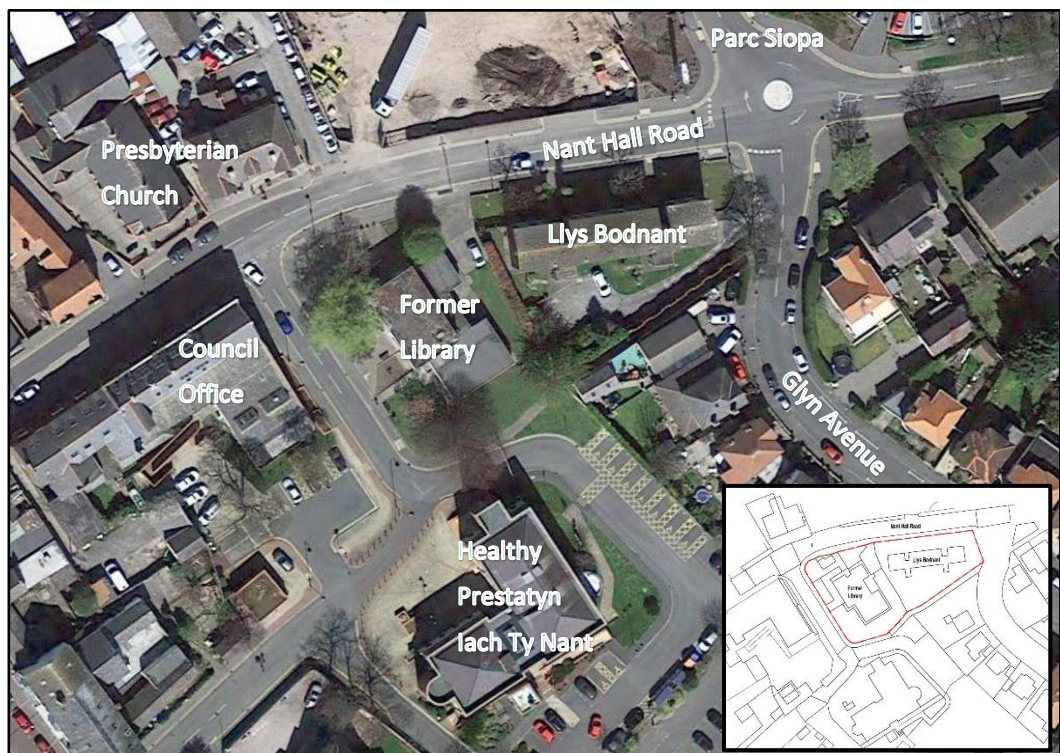


Figure 2.1

3.03 The new Parc Siopa Prestatyn Shopping Park is located to the North of the site, Healthy Prestatyn lach Ty Nant surgery to the South, the Presbyterian Church of Wales to the North-West, former Council offices to the West and the authority owned Llys Bodnant residential accommodation to the East.

3.04 The topography of the site rises from around 5.5m AOD to the north (along Nant Hall Road) up to 7.5m AOD to south. Following guidance from the Flood Consequence Assessment carried out on the Ty Nant site, and including the former library building, it is proposed to set the ground finished floor level at 6.985m AOD.

3.05 The former library building is located at the south west end of the application site, with two large trees located along the unnamed road between the former library and Victorian office building.

3.06 An arboricultural survey was undertaken in March 2020 due to there being several large, mature trees within the application site. The survey categorised the importance of each tree, evaluated which could be removed and highlighted ones to be retained. The full detailed arboricultural survey has been issued with this application, but in summary, recommends retaining trees T1 and T4 to the eastern and southern corners of the site respectively (refer to full report for details). Care has been taken to ensure the proposed scheme fits carefully between both trees, ensuring the root protection areas are not impacted by the development.

T3



1 – Front view of former library and Llys Bodnant from Nant Hall Rd



2 – Side view of former library from unnamed road on Ty Nant

3.07 Ecology - A Preliminary Ecology Appraisal was also undertaken on the site in February 2020. The full detailed survey has been included within this application, but in summary, concludes the existing site is of limited value to wildlife, with the proposed works having limited impact.

3.08 Character - The site is located on the edge of the Prestatyn High Street Conservation Area. Nearby buildings of the most historic importance include the former Council Offices, built 1907, which are attached to mid Victorian two storey properties, with canted bay windows. The treatment of the façade to the Council Offices reflects a type of Victorian architectural character similar to many English northern urban towns.

Across the road from this is the former Police Station, built of brick with Dutch gables and central doorway, the Presbyterian Church, built 1902, and an Edwardian semi-detached building half-timbered gables and bay windows.

This part of Nant Hall Road has a fairly dense urban form and character, created by the following:

- Building lines directly abutting pavement
- Cohesive architecture in terms of scale, massing and materials
- Ruabon red brick, with yellow sandstone surrounds, and slate roofs
- Two storey domestic scale, punctuated by the classically inspired Council Chambers.
- A moderate to high townscape value

The character changes heading east on Nant Hall Road. There is more space surrounding and between buildings. The character of the former library appears more lightweight than the Victorian and Edwardian architecture. This is down to the use of materials, the amount of glazing and its neat form, set back from the road, with trees and greenery introduced.



View towards the Prestatyn High Street Conservation Area from Nant Hall Road

4.0 THE PROPOSED DEVELOPMENT

- 4.01** The proposed development relates to the demolition of the existing former library building and the erection of a scheme incorporating 2 no. commercial units at ground floor and a total of 14 no. one-bedroom social rented apartments on three upper floors. The accommodation would be provided for those over the age of 55 and the units would be classed as C3 residential dwellings.
- 4.02** Vehicular access to the site would be gained from Llys Bodnant via Glyn Avenue. Incorporating this existing access point into the new scheme will involve, landscaping the back of the existing residential development, introducing a new vehicle one-way system and forming a new egress point between the new development and Llys Bodnant leading out to Nant Hall Road. A total of 18 no. car parking spaces are proposed, including two accessible car parking spaces.
- 4.03** The proposed building would be positioned on the location of the former library. An Arboricultural Survey has been undertaken, with two trees (T1 & T4) located to the eastern and southern ends of the site deemed to be well established and set to be retained (refer to the arboricultural survey included within this application). The scheme fits carefully between these trees ensuring the root protection areas are not impacted by the development.
- 4.04** The massing of the scheme consists of three blocks centred around a central circulation core, with the northern most block set parallel to Llys Bodnant and in line with Nant Hall Road. This block is set back 2m from Llys Bodnant to take the arc of the main road into account, while ensuring frontage to the street is maintained. The block to the west is set parallel to the unnamed road directly off Nant Hall Road and the eastern block set perpendicular to this in line with the proposed car park.
- 4.05** In terms of landscaping works, there will be parking provision to the rear of the development, with a portion of undercroft parking bays. Along the perimeter of the building will be a 1.5m wide accessible pedestrian path. Access for wheelchair users will be gained via the southern end of the site, as the existing pathway gently slopes up to the new finished floor level and from the rear car park via 1:21 slopes. The proposed ground floor level will be around 1.4m above Nant Hall Road, as such there will be stepped planting from the northern block down to street level. The western corner of the site will incorporate the existing tree and provide amenity space for the new development and the public realm.
- 4.06** The proposed building would be laid over four-storeys, with the fourth storey located within the roof space. 2 no. open plan commercial units would be located on the ground floor within the northern and western blocks, and undercroft parking located within the rear block. 6 no.

1-bedroom apartments would be located on the first and second floors, with a further 2 no. 1-bedroom units located on the 3rd floor. Circulation space would be provided centrally within the building, with each floor accessible via a central stair and internal lift core.

4.07 Proposed Surface Water Drainage - In determining a suitable methodology for disposal of surface water flows from this development, it is necessary to explore the technical options outlined under Standard S1 of the SNSSUDS 2018 document published by Welsh Government. This states that disposal should be made through the hierarchical approach which are, in order of preference; surface water runoff collected for use, infiltration methods, discharge to surface water body, discharge to a surface water sewer, highway sewer or another drainage system and finally discharge to a combined sewer. Each of these options are considered below:

- **Collected for Use** - Due to the use of the proposed development with commercial units at ground floor level and residential apartments above with limited communal garden area it will not be feasible to incorporate rainwater harvesting systems.
- **Infiltration Methods** - The site is expected to be underlain by sandy gravelly clays with water levels subject to seasonal and tidal variations. Infiltration rates would therefore be expected to be poor. Due to the size and location of the site, it would also not be possible to position soakaways in keeping with the recommended spacings from buildings and roads. The site also has various existing trees to be retained as part of the development which further inhibits the inclusion of SUDS features. As such disposal of surface water by infiltration methods was not considered a viable option for the scheme.
- **Discharge to Surface Water Body** - Sequentially, the next consideration in the hierarchical approach is discharge to a surface water body. However, there is not a watercourse adjacent to the site and subsequently a connection will not be achievable without crossing 3rd party land.
- **Discharge to Surface Water Sewer and Discharge to a Combined Sewer** - Whilst there are no watercourses adjacent to the site, Prestatyn as a coastal location and is served by a separate Surface Water public sewer system. This is believed to discharge to a number of local brooks such as the 'Prestatyn Gutter' which ultimately discharge out to sea.
- The existing site currently discharges unrestricted to the public sewer surface water network unrestricted with a connection located in the Council access road adjacent. We therefore have developed the proposed drainage strategy on the assumption it will be acceptable for the site to continue to use this outlet but with the significant betterment of being restricted.
- In accordance with statutory guidelines, the development of this site should not increase flood risk elsewhere and as such, all runoff from attenuated areas on site

should be contained within the site boundary for up to and including a 1 in 100-year design period storm, plus 30% climate change allowance.

- As requested by the planning authority we have looked to reduce the site to greenfield run-off, however, working on 5 l/s/ha = $Q = 0.163 \times 5 = 0.815$ l/s
- As 5 l/s is generally considered an acceptable / practicable minimum figure to work to, we have therefore taken this as the proposed discharge rate for the site.
- Therefore, the proposed surface water run-off generated by the development is to be attenuated on-site in a cellular structure, prior to a controlled discharge by means of vortex flow control device at 5 l/s into the existing public surface water sewer situated in Nant Hall Road.
- It is anticipated that a cellular attenuation structure would be required to provide a capacity of circa 34m³.
- In conclusion, due to the size, location and expected ground conditions of the site for this brownfield development, we are looking to reuse the existing connections to the separate Foul & Surface Water public sewer systems adjacent to the site, subject to agreement with Welsh Water & the SAB.

4.08 Proposed Foul Drainage - The foul drainage peak discharge will increase slightly following completion of the scheme with the creation of permanent residences rather than public facilities.

- Utilising typical occupation rates of 1.5 persons per apartment, the 14 unit proposals would equate to a proposed population of 21 people. Allowing a typical usage of 200 l/person/day over a 12 hour day with a peaking factor of 6, the site will create a peak discharge of approximately 0.6 l/s.
- Add to this a total staff population of 10 for the 2 commercial premises at the ground floor level. Allowing a typical usage of 90 l/person/day over an 8 hour day with a peaking factor of 6, the site will create a peak discharge of approximately 0.2 l/s. (Based upon 200 British Water Code of Practice's Table of Loadings for Sewerage Disposal Facilities).
- The proposed development will therefore equate to a total forward foul flow of 0.8 l/s. We would therefore advocate a new separate foul drainage system is designed to serve the proposed development, in accordance with all statutory requirements. It is then intended to reuse the existing gravity connection to the Public Foul System situated in Nant Hall Road.

4.09 Community Safety – We have contacted the North Wales Police Force Designing Out Crime Officer, David Williams, who has suggested the following measures to control security on-site that are commensurate with the risk identified. Mr Williams responded with the following suggestions:

Whilst this is not a Secured By Design application, I'm sure that you'll understand that the SBD guidelines are my benchmark:

- *This is low crime area.*
- *I note that the doors and windows will be PAS24 which is an excellent provision to deter and resist unauthorised access and will satisfy the requirements of Part Q Building Regs.*
- *There should be a visitor door entry system which residents can control from within their apartment. The system should allow for an audio and visual conversation between caller & resident.*
- *There should be no Tradesperson door release on the door entry panel.*
- *Mail delivery system – there are a few options here*
 - *Through-the-wall system adjacent to the communal entrance*
 - *Individual letter-plates or letter-boxes at each apartment which will necessitate the local Sorting Office having a door job*
 - *A communal bank of letter boxes in the downstairs lobby. This should be overseen by CCTV.*
 - *Any mail delivery facility should meet the Door & Hardware Federation Technical Standard 009.*

5.0 MAIN CONSIDERATIONS

PRINCIPAL OF DEVELOPMENT & HOUSING MIX NEED

- 5.01** Prestatyn has the second highest level of unmet need for social housing in Denbighshire. Analysis of the single housing register for the county demonstrates that the greatest need for social rented homes in the town is for one-bedroom apartments suitable for older residents. The Council's existing housing portfolio in the town includes a number of apartments but a high proportion of these are neither accessible nor adaptable. With its town centre location and proximity to shops and services, the library site is a particularly suitable location for a development which would go some way to addressing this deficit.
- 5.02** The unusually strong demand for town centre property in Prestatyn has resulted in very few voids and limited opportunities to bring new shops and services to the town centre. With its strategic location between the town's Shopping Park and the town's traditional High Street offer, the former library site also presents an opportunity to provide additional commercial space at ground floor level.

VISUAL AMENITY

5.03 Comprising a slate roof above facing brick elevations, with lightweight boarding and a glazed podium, large gables are presented to the front and side elevations creating a strong, contemporary aesthetic. The scheme has been subject to wide, early consultation and has been well received, with the client team happy with the design.

5.04 The site is located on the edge of the Prestatyn High Street Conservation Area. As such, it was important to respect the character and appearance of the area while ensuring the new development enhanced its surroundings.

The majority of the surrounding buildings are of Ruabon red brick construction and the new development looks to honour this use of material, but also distinguish itself from the surroundings by using a buff brick, a nod back to the existing former library building and a link to the lower portion of the nearby 'Healthy Prestatyn Iach Ty Nant' surgery. Composite timber vertically boarded cladding will then be used to pick up the surrounding Ruabon red brick.

In terms of height and scale, the proposal looks to match through with the former Council Offices, picking up on the strong gable features of the building and nearby gable structures. The development also seeks to respect the current quality of the former library building by setting the new structure away from the road, retaining key mature trees and introducing further greenery in the form of raised planters set between the pavement and new building.

5.05 In developing the original Concept proposals, and following discussion with Denbighshire County Council, Lawray have proposed modifications in response to the technical assumptions and site constraints:

- Roof design is reviewed to address concerns raised regarding the extensive valleys.
- The roof pitch has created spaces which can be economically used to achieve two additional one bed apartments and an extensive plant room housing equipment required in connection with renewable energy sources.
- The footprint of the new building has been adjusted to express the gables of each of the blocks.
- The floor level of the new building has been set by the Flood Consequence Assessment. This is slightly higher than the current Library building.
- The area and type of glazing respond to energy performance calculations.
- The building and external areas are affected by observing root protection areas to two large trees to the Western boundary to ensure that they can be retained. Two of the lesser quality trees are removed.

MATERIALS

5.06

- **Natural Slate Roofing:**



- **Facing Brick:**



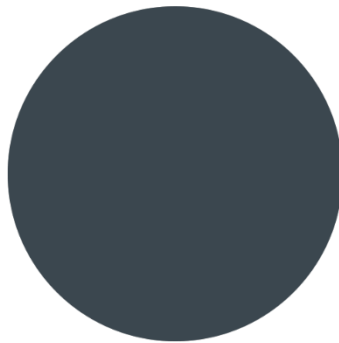
- **Patterned Brickwork:**



- **Rainwater Goods (anthracite grey RAL 7016):**



- **Windows and Doors (anthracite grey RAL 7016):**



- **Composite Timber Boarding:**



SUSTAINABILITY

5.07 The intent of the new design is to deliver a new building that is as sustainable as possible within the limits of the project scope and available budget. At this stage in the project we have developed the following key principles which will be driven through delivery of the project:

- Passive Design
 - Maximise insulation to solid walls, floors, and roofs to minimise both heating and cooling requirements.
 - Using thermally efficient windows and doors to create high thermal efficiency, airtightness and reduce heat loss.
- Active Measures to Minimise Energy Consumption
 - Incorporate new energy efficient heating and cooling plant.
 - Incorporate energy efficient lighting.
- Materials
 - Local materials / low embodied energy. We would aim to use materials that are as local as possible and to select materials with low embodied energy contents wherever possible.
 - Responsible sourcing of materials. We will avoid using irresponsibly sourced materials or materials which create large amounts of waste.
- Renewable Energy Sources
 - We will be considering the possibility of incorporating solar PV into the scheme and will explore the feasibility of this during the Stage 4 detailed design.

6.0 CONCLUSION

6.01 This Design and Access Statement, scheme drawings and supporting documents demonstrate how current guidance and planning policies have been considered in the design of the new building to provide a solution that will be of positive benefit to the community and will not have an unacceptable effect on the character and appearance of the site.