



16 Main Street,  
Fishguard,  
Pembrokeshire,  
SA65 9HJ

01348 435004/06

[design@rlharchitectural.com](mailto:design@rlharchitectural.com)

[www.rlharchitectural.com](http://www.rlharchitectural.com)



# Inclusive Design, Access & Sustainability Statement

Phase II Development, Land North of Bay View Terrace,  
Dinas Cross, Pembrokeshire SA42 0UR

November 2022 V1





# PROJECT SUMMARY

- ▶ ***Description of development:***

- ▶ Proposed Phase II residential development of 15 No units to include 14 ‘social rented’ new build properties and the conversion of an existing traditional outbuilding into a one bedroom unit for ‘market sale’.

- ▶ **Location:**

- ▶ Proposed Phase II Development, Land North of Bay View Terrace, Dinas Cross, Pembrokeshire

- ▶ **Date:**

- ▶ November 2022

- ▶ **Client:**

- ▶ Tai Wales & West Housing



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**Design principles and concepts**

This Design and Access Statement should be regarded as a communication tool setting out objectives and principles of good and inclusive design which can grow and be referred to throughout the lifetime of the project.

**SECTION 1 –  
APPRAISAL**

RLH Ltd has been instructed by Tai Wales & West Housing, in respect of an application for full planning permission to Pembrokeshire Coast National Park Authority. The application seeks approval for:

**Phase II residential development of 15 No units to include 14 ‘social rented’ new build properties and the conversion of an existing traditional outbuilding into a one-bedroom unit for market sale, including infrastructure, parking, landscaping improvements and associated works. The development will follow on from a phase I development of 17 No social rented properties previously approved under Application Reference: NP/19/0548/FUL**

The principal concept of the scheme is aimed at providing quality, aesthetically pleasing, well designed sustainable homes to meet housing need in the local area. The following Inclusive Design & Access Statement (DAS) has been prepared to support a detailed planning application for the development of 14 affordable housing units and 1 open market dwelling on the application site.

The aim is to provide affordable housing units which meet the Welsh Government’s criteria to draw Social Housing Grant (SHG) and ensure the scheme development costs can be met. The scheme will be designed in accordance with the Welsh Government’s ‘Creating Beautiful Homes & Spaces’ guidance (WDQR 2021) which also include Lifetime Homes Standards, RNIB Standards & Secured By Design Guidance and follow the six principles set out in the Welsh Governments Placemaking Charter.. Tai Wales & West Housing are the owners of the land, for the delivery of 14 social rented properties to assist in meeting housing need within the Rural Centre of Dinas Cross and surrounding areas.

“Tai Wales & West Housing’s vision is to achieve strong, sustainable growth to make a difference to people’s lives, homes and communities.”

A pre-application response from the Pembrokeshire Coast National Park Planning Authority in December 2021 concluded the proposal for a 100% affordable housing exception site is compliant with Policies 7 and 49 of the Local Development Plan and is likely to be acceptable in principle.

This Design Statement should be read in conjunction with submitted plans and supporting documentation.

**Design principles and concepts**

This Design and Access Statement should be regarded as a communication tool setting out objectives and principles of good and inclusive design which can grow and be referred to throughout the lifetime of the project.

# SECTION 1 - APPRAISAL

## COMPLIANCE OF PLANNING POLICY, LEGISLATION & GUIDANCE

### Compliance of Planning Policy, Legislation & Guidance

- Town and Country Planning Act 1990 (as amended)
- Town and Country Planning (GDP) Order 1995 (as amended)
- Town and Country Planning (GDP) Wales Order 2009
- Planning Policy Wales (PPW) Edition 10
- WAG TAN 12 - Design
- Disabled Discrimination Act 1995
- Approved Document 'M', Access and Use of Buildings
- Approved Document 'K' of the Building Regulations, Stairs, Ramps and Guards

### Pembrokeshire Coast National Park Authority LDP2 Policies

- Policy 1 National Park Purposes and Duty (Strategy Policy - overarching)
- Policy 7 Countryside (Tier 4) (Strategy Policy)
- Policy 8 Special Qualities (Strategy Policy)
- Policy 9 Light Pollution
- Policy 10 Sites and Species of European Importance
- Policy 11 Nationally Protected Sites and Species
- Policy 13 Welsh Language
- Policy 14 Conservation of the Pembrokeshire Coast National Park
- Policy 29 Sustainable Design (Strategy Policy)
- Policy 30 Amenity
- Policy 46 Housing (Strategy Policy)
- Policy 47 Affordable Housing (Strategy Policy)
- Policy 49 Affordable Housing Exception Sites
- Policy 51 Housing Densities
- Policy 52 Housing Mix
- Policy 60 Impacts of Traffic

### Supplementary Planning Guidance

- Affordable Housing
- Biodiversity
- Landscape
- Parking Standards
- Sustainable Design and Development

# SECTION 1 - APPRAISAL SITE IN LOCAL CONTEXT

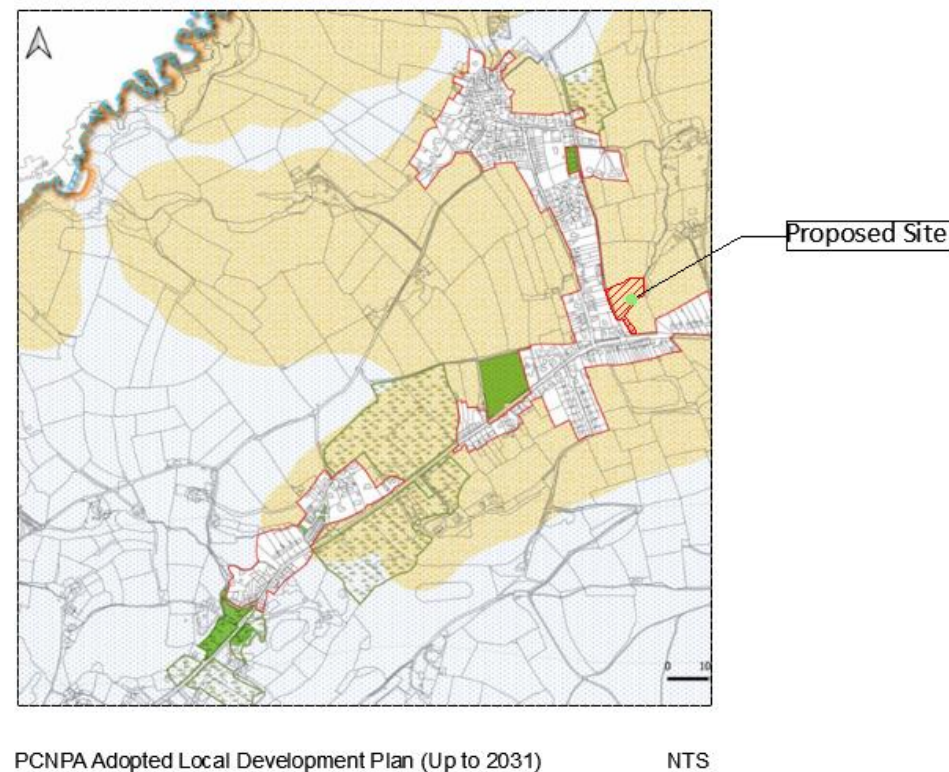
The application site is an irregular shaped, vacant parcel of land which covers approximately 0.53 hectares (5,384m<sup>2</sup>). The land falls approximately 5.0 metres from south-west to north-east over a distance of 100 metres. Whilst the fall is a gentle 1:20 gradient for much of the length of the site, it does get steeper towards the far north-eastern area.

The location is north of the A487 Trunk Road which runs between the Hub Towns of Fishguard & Cardigan.

The site is currently used for grazing and is bounded by hedgerows on all sides. The only access is through the current consented site.

The site is located on the edge of the 'Rural Centre' of Dinas Cross in North Pembrokeshire, as defined in Pembrokeshire Coasts National Parks 'Settlement Hierarchy'. The site is immediately adjacent to the phase I affordable housing exception site, granted planning consent for 17 dwellings on 4th December 2019 (NP/19/0548/FUL) and scheduled for completion in November 2022.

A pre-application response from the Pembrokeshire Coast National Park Planning Authority in December 2021 concluded the proposal for a 100% affordable housing exception site is compliant with Policies 7 and 49 of the Local Development Plan and is likely to be acceptable in principle.





## SECTION 2 - ACCESSIBILITY

The site is accessed through a phase 1 consent for 17 social rented dwellings scheduled for completion in November 2022; NP/19/0548/FUL

There is a single point of access from the Phase 1 development which crosses a watercourse on the southern boundary.

Existing utilities/services are indicated on the Constraint Plan. These are generally located in the area of the A487 and have been brought into the Phase I development area.

Roads have been designed to adoptable standards with 6.0 metre carriageways and 1.5 metre pavements/service strips.



**Phase 1  
Development  
Planning Ref:  
NP/19/0548/FUL**

## SECTION 2 - ACCESSIBILITY

In terms of access to the affordable housing site, each unit has been suitably designed to allow adequate access for emergency vehicles and any maintenance contractors and equipment. The legibility of principle entrances will be identified by a combination of alternative coloured doors and renders to each unit. Visitors will arrive by car or using the public transport.

Lifetime Homes design criteria makes it absolutely clear that with non-communal parking areas the entire parking space should have a firm surface and be level with no gradient exceeding 1:60 and/or no crossfall for drainage exceeding 1:40. This has an impact on sites with even a modest gradient. The gradients associated with the road layouts have been set out in accordance with this guidance, for instance the spur roads have been designed to have a gradient not exceeding 1:15 and the crossfall on the parking bays off the road are at a maximum gradient of 1:40. This pattern is mimicked throughout the site and has almost dictated the site layout.

The site has been designed to accommodate a minimum of two parking bays per unit and one parking bay per flat with two visitor parking bays being provided.

The proposed barn conversion will utilise its existing access with parking and turning achievable within its plot curtilage.







## SECTION 3 - CHARACTER

Dinas Cross is characterised by a mixture of historic and modern buildings along the A487 trunk road. Dinas is a very popular village set between Fishguard and Newport on the Pembrokeshire coastline. The rural centre has a range of shops and facilities, including a filling station with post office, general store, fish and chip shop, public houses, and is within easy reach of the beaches at Cwm yr Eglwys and Pwllgwaelod, as is the Pembrokeshire coast path.



The proposed scheme is characterised by two storey semi-detached properties. They would be accessed off a road with adjoining pavements and a small cul-de-sac at the eastern end which allows access for service vehicles to the pumping station. In design terms, the proposed development would commensurate in nature with the residential development in the immediate area.



The **appearance** of the development as a whole has been sensitively considered and agreed by the Authority, to ensure that there are no detrimental effects of the development on the character and appearance of the conservation area. Typically, the external materials have been chosen to match the type and styles of the varied settlement patterns. There has been great consideration of a neutral pallet of materials to form a sympathetic foil to the traditional buildings adjacent, which in turn will enhance the character and appearance of the Area.

# SECTION 3 - CHARACTER

The main consideration for the **overall scale of development** was the effective buildability of the proposed site. This is to ensure that the units can be successfully delivered for affordable housing, in addressing the site constraints imposed such as site levels, ecological mitigation & designing to legislative requirements which includes infrastructure to adoptable standards, Lifetime Homes, and DQR “Design Quality Standards” issued by Welsh Government in order to qualify for government funding for social housing. Policy 44 (Housing - Strategy Policy) states, inter alia, that new homes will be built at a density of at least 25 dwellings per hectare, rising to at least 30 dwellings. The developable site area is 0.39ha divided by 14 units per hectare equates to a site unit density of 36 units per hectare, which accords to policy 44.

The **amount** of accommodation provided by the completed development will include the following:

1. 6 No x 4 person 2 bedroom house
2. 4 No x 2 person 1 bedroom flats
3. 3 No x 5 person 3 bedroom house
4. 1 No x 6 person 4 bedroom house
5. 1 No x 1 bedroom barn conversion

The unit mix has been prepared by Tai Wales & West Housing based on a need in the immediate area. Tai Wales & West Housing will be operating this development on a choice based letting policy which will ensure people on the housing register with immediate links to Pembrokeshire having priority.





# SECTION 3 - CHARACTER

The **layout of development** has been dictated by a number of constraints.

The Initial Feasibility Layout of 15 Units consisted of mix of 1 bedroom flats and 2 & 3 bedroom houses.

The scheme identified SuDS features along with a foul water pumping station to service the site. The 5.0m ecological buffer zone is identified to all boundaries.

Following a review of the initial layout it was decided to reduce the scheme to 14 units and introduce an area of public open space.

The parking area was reconfigured to the front of Plots 1&2 and the flats were relocated as semi-detached units



**Initial Feasibility Layout = 15 Units**  
**DRAWING R543 SK-56 (Extract SK-01)**



**Feasibility Updated Layout = 14 Units**  
**DRAWING R543 SK-56 (Extract SK-02)**



## SECTION 3 - CHARACTER

Reduced density scheme by omitting the flats and introducing a 4 bedroom house to plot 1 along with a 1 bedroom bungalow to Plot 7.

The area of open space was also omitted.



**Feasibility Updated Layout = 12 Units**  
**DRAWING R543 SK-56 (Extract SK-03)**

This scheme was an update to the scheme identified on drawing extract SK-02

A 4 bedroom house was introduced to plot 1 and a pull-in area was located perpendicular to the parking bays serving Plots 1 to 6 as a potential visitor parking bay exclusive to each plot



**Feasibility Updated Layout = 14 Units**  
**DRAWING R543 SK-56 (Extract SK-02)**



# SECTION 3 - CHARACTER

Following the design evolution of the feasibility master planning exercise it was decided a scheme of 14 units comprising of a mix of 1 bedroom flats and 2,3&4 bedroom houses with associated public open space was the preferred direction to follow on from the Phase I Development.

This would include the conversion of a redundant outbuilding adjacent to the new build houses, which is to be developed for 'market sale'

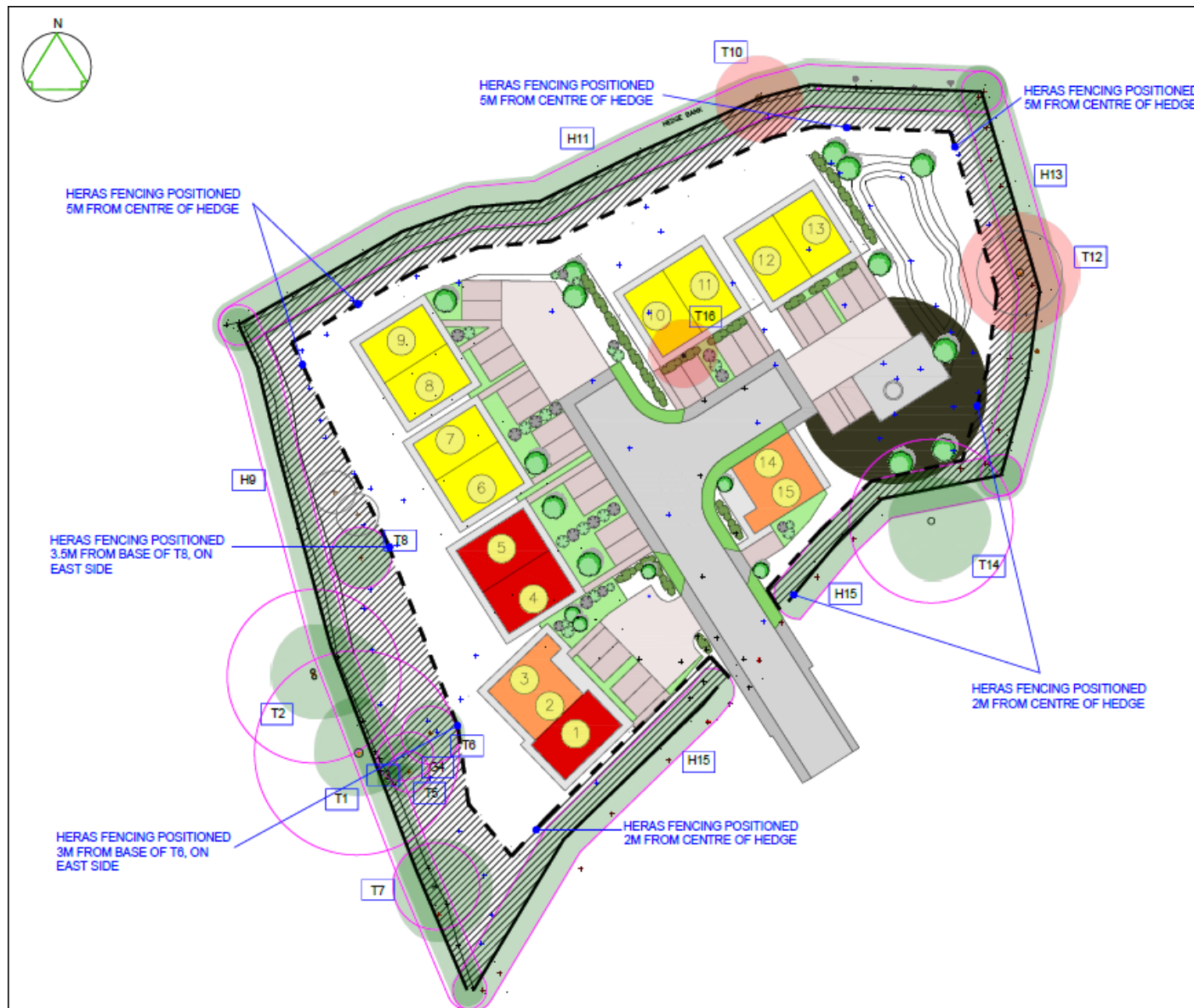


**Concept Site Plan Layout = 14 Units + Converted Barn (LCHO)**  
**DRAWING R543 SK-57. This layout is currently pending**  
**Welsh Government Approval**

Further to the Welsh Government concept site plan submission, further site layout updates have been required based on engineering site plan evolving to include additional SUDs basin, road has now been formalised and retaining works identified.



**Current Site Plan Layout = 14 Units + Converted Barn (LCHO)**  
**DRAWING R543 P-03. View of the proposed block plan, that**  
**forms the current application**



In terms of **landscaping**, much of the site is open arable land, which is bound by mature trees and hedgerows, with a stream separating phase 1 and 2. Apart from a section of hedgerow as identified for removal on the submitted plans, all the existing established boundaries are to remain. Tree mitigation will be made by means of further tree planting.

A tree and hedgerow survey/report has been carried out by Tree Consultants Wales. Full details which include conclusions and recommendations can be found within the supporting information of the submitted application.

The Image adjacent is an extract from the report which identifies the Tree Protection Plan. Please note that the site layout is for illustrative purposes only.

The proposed development offers the opportunity of pockets of green open areas along the main road of the proposed development site. Low maintenance shrubs and tree planting can be carried out to further enhance the sites distinctiveness. As part of the planning application a landscape masterplan by RDS Landscaping is being submitted to support the application and can be found within the supporting information of the submitted application.

## SECTION 3 - CHARACTER



# SECTION 4 – COMMUNITY SAFETY

**Objectives - Security through natural surveillance and ensuring attractive, safe public spaces.**

The development is designed to protect property by allowing for natural surveillance; improving the community's and individual's safety by reducing conflicts in uses; and promoting a sense of ownership and responsibility. Boundary walls and fences define the property line with the rear garden being enclosed.

'Dusk til Dawn' security lighting will be fitted to the front and rear accesses. The windows on the front elevation will provide natural surveillance to the parking area located at the front of the property. Windows will be fitted with locks and doors, and will have 5 lever mortise locking systems

In addition to the above the development as a whole is aiming to achieve and meet the requirements of Secure by Design (SBD) - Gold. Secured by Design works with the industry and test houses to create high level security standards, responding to trends in crime, and has given input on a number of key standards. The principles of the scheme have been proven to reduce the risk of crime and the fear of crime which is incorporated within the proposed development.

**Secure by Design certification must be met in order for Tai Wales & West Housing to meet the Welsh Government's criteria to draw Social Housing Grant (SHG) for the proposed scheme.**

# SECTION 5 - ENVIRONMENTAL SUSTAINABILITY

## Objectives -

- Achieve efficient use of protection of natural resources
- Enhancing biodiversity
- Designing for change

## Achieve efficient use of protection of natural resources, Energy efficiency/carbon reduction, Waste Management

**Energy:** The buildings will be very well insulated and designed to demonstrate a minimum 8% improvement of the dwelling emission rate (DER) over the target emission rate (TER) to comply with the guidance set out under the Code for Sustainable Homes, and comply with guidance set out in Approved Document L1A of the Building Regulations (Oct 2012).

The area does benefit from mains gas, and renewable energy sources will be considered if a fabric first approach cannot be achieved in SAP. It is proposed to use a gas condensing boiler with solar pv to ensure the required improvement of the dwelling emission rate (DER). The thermal elements will be very well insulated, windows and doors will be double glazed and air tightness a priority in construction techniques.

**Materials and Resources:** The majority of the building materials will be sourced from suppliers locally. The masonry bricks and blocks forming new cavity walls are generally specified from manufacturers which have Environmental Management Systems (EMS) in place for the key process and/or extraction stages of their product in the form of BES 6001 or ISO 14001 Certification. The fibre cement roof slates are manmade and carry BES 6001/ ISO 14001 Certification and all structural timber and finishing timber elements will come from a legal source where harvesting and all relevant activities are carried out in line with relevant forest management laws and codes of practice.

Windows and doors, although proposed in pvc-u will be specified to have an A Rating under the Green Guide and be sourced from a local supplier whose manufacturer has an Environmental Management System (EMS) in place for the key process and/or extraction stages of their product in the form of ISO 14001 Certification.

**Water Use:** Methods of water restrictions to taps, showers and toilets flushing will be implemented to limit water use to 125 litres per person per day, in accordance with the guidance set out under Approved Document G of the Building Regulations. Externally, each dwelling will have its own rainwater butts.



## SECTION 5 -

## ENVIRONMENTAL SUSTAINABILITY

► **Enhancing Biodiversity:** Front gardens will be formed to maximise soft landscaping areas. The enclosed section of the rear gardens to houses will exceed 40m<sup>2</sup> per unit, following earlier guidance set out in the Welsh Governments superseded Design Quality Requirements. Future maintenance requirements will be adequately considered, and Tai Wales & West Housing will have management programmes in place to ensure the maintenance of communal areas will be properly carried out.

► Planting will not impede the opportunity for natural surveillance and will avoid the creation of potential hiding places. As a general recommendation, where good visibility is needed, shrubs will be selected to have a mature growth height no higher than 1 metre, and trees will have no foliage below 2 metres, thereby allowing a 1 metre clear field of vision. Rear gardens will be turfed, and planting is likely to be considered which will enhance biodiversity.

► An ecological survey has been carried out for the site as a whole, full mitigation measures and enhancements have been included on the drawings as per the Ecologists recommendations and can be found within the supporting information of the submitted application.

► **Place and Local Distinctiveness:** The drawings provided illustrate the outline building design and layout of the site, which identifies the proposed scale and mass associated with the development. Materials have been considered under Materials and Resources and are intended to be sympathetic to the site's environment.

► **Robust Building “Designing for Change”:** The buildings will be designed for ‘long life’ and to cope with climate change, which predicts more severe weather events. The slate roofs laid at a suitable pitch along with the masonry walls ensure the buildings will be robust to the harsh and exposed environment that comes with the site's geographical location.

► The buildings have been designed taking account and consideration of the 16 features identified by the Lifetime Homes Standards. Parking will be provided immediately adjacent to the principle entrance. Entrances will be illuminated and have a level access threshold, which are covered. All internal doors will have a structural opening size of 915mm to accommodate 2'9" doors throughout. Switches, sockets, ventilation and service controls will be at a height between 450mm and 1200mm from the floor, suitable for use by all.



The site is located on the edge of the service village, a sustainable location with a variety of services and public transport provision. Within some 200 metres 'as the crow flies' either side of the site are two bus stop that provides regular and frequent services throughout the region and further afield. As such, the site is considered to be in a sustainable location with good access to a wide range of transport modes.

In addition to the above, and as mentioned in the preceding paragraphs of this DAS, Dinas Cross has a range of shops and facilities, including a filling station with post office, general store, fish and chip shop, public houses, and is within easy reach of the beaches at Cwm yr Eglwys and Pwllgwaelod, as is the Pembrokeshire coast path.

There would be a general presumption for occupiers to use the facilities as that are easily within walking distance, thus not needing to be heavily dependent on frequent private vehicle usage.

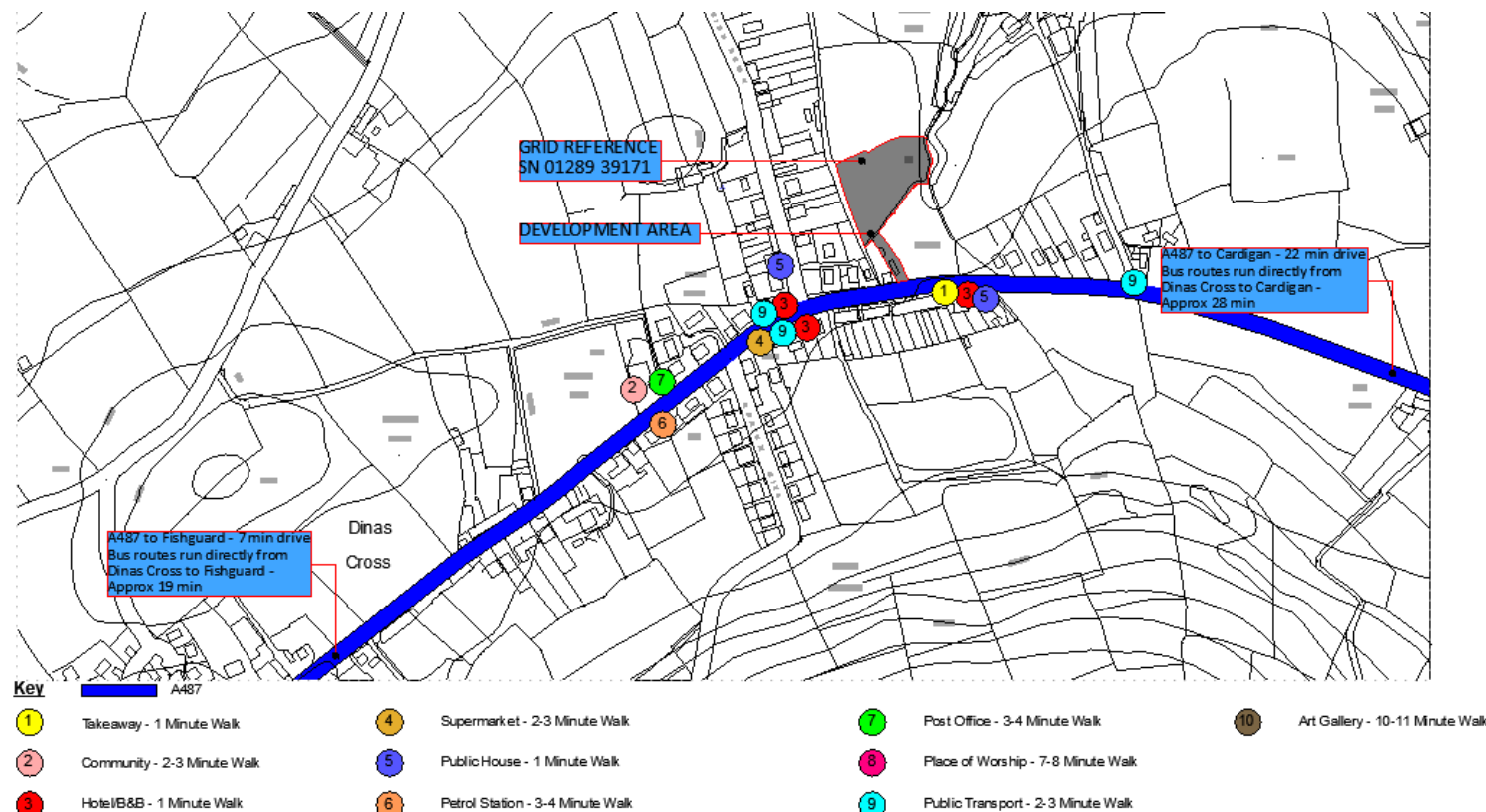
The accommodation and immediate surroundings will achieve disabled access in compliance with guidance set out in Approved Document M of the Building Regulations.

The buildings will benefit from a hard standing adjacent to the principle entrance which will provide disabled access in tandem with a vehicle parking facility.

Parking bays will be finished in a firm and even finish and will lead to a minimum 900mm wide concrete path to the full perimeter of the building, providing a firm and even finish to the principle entrance.

The principle entrances will be served by a ramp which will have an unobstructed width of at least 900mm, have individual flights no longer than 10m for gradients not steeper than 1:15, or 5m for gradients not steeper than 1:12 and will have top and bottom landings and, if necessary, intermediate landings, each of whose lengths is no less than 1.2m, exclusive of any door or gate which opens on to it.

An accessible threshold will be provided at the principal entrance doors, by means of an approved proprietary threshold system not exceeding 15mm above finished ground/ floor level. All surfaces will be firm and even.



## SECTION 6 – MOVEMENT TO, FROM AND WITHIN THE DEVELOPMENT



# SECTION 7 - OTHER MATTERS

**Land Contamination** - The land to which the application relates to is not known to be contaminated.

A Geotechnical and Geoenvironmental Site Investigation Survey was carried out by Terrafirma on behalf of the applicants. The report was conducted in accordance with DEFRA and the Environment Agency's Model Procedures for the Management of Land Contamination, CLR 11' and Welsh Local Government Associations 'Land Contamination: A guide for developer's guidance note.

The report is being submitted to support the application and can be found within the supporting information of the submitted application

**Drainage & Sustainable Drainage System** - From 7th January 2019, all new developments of more than 1 property or where the construction area that has drainage implications is 100 square meters or more, will require sustainable drainage systems (SuDS) for surface water. The SuDS must be designed and built in accordance with Statutory SuDS Standards published by the Welsh Ministers and SuDS Schemes must be approved by the local authority acting in its SuDS Approving Body (SAB) role, before construction work begins.

Please refer to supporting engineering information as per their attached drawing issue register, which accompanies this application.

**Structural Appraisal in relation to the conversion of the existing traditional building** - It is considered that the structure is physically capable of accommodating the proposed use without extensive expansion, with minimum alterations proposed. As such, the nature location and scale of the proposal will be compatible with the capacity and character of the site and area within which it is located. Furthermore, the visual impact will be minimized through the re-use of an existing structure.

Please refer to supporting structural appraisal which accompanies this application.

## SECTION 8 - CONCLUSION

The proposed development will provide suitable affordable housing in Dinas Cross, while the overall scheme design is aimed at portraying a modern, environmentally sustainable development, which enhances the streetscape, whilst sitting well within the location.

The development itself will go some way to assisting local businesses, tradesmen, contractors and consultants during the construction period. Thereafter, new families will contribute to the local economy and community.

This Design and Access Statement has explained and justified the design process in compliance with Technical Advice Note (TAN) 12. This demonstrates how the proposals can be accommodated within the site sympathetically to its surrounding environment, in accordance with Policies 1, 6, 8, 10, 11, 12, 13, 15, 29, 30, 31, 32, 33, 44, 45, 52 & 53 of the LDP for Pembrokeshire Coast National Park Authority.

