

Design Statement

for

Phase 2

at

Manor Gardens
Rhostyllen

Issue: Planning Issue

Date: 11th September
2023



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Tel: 01975 263169

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Introduction

This statement has been written to give a brief description of the changes made to the Phase 2 area of the approved development at Manor Gardens, Rhostyllen.

The area we are looking to revise is Area 5 of the approved layout (See Appendix 1).

We are currently constructing Phase 1 of this development with an estimated completion of all foundations coming late November 2023. We are hoping to continue on with the second phase immediately so that we can continue with the continuity of works and so we can allow for the subcontractors to follow on from Phase 1

Key areas of Change

Affordable Housing

We are proposing to move the affordable units from this area and include them in future areas of the site. Given that Phase 1 of the development is a total of 44 units and 16 of these being affordable we feel that it is fair and reasonable that our proposed phase 2 area does not need to contribute to the affordable numbers.

Phase 1 – 44 Units, 16 Affordable

Phase 2 – 32 Units, 0 Affordable – 16 of a total 76 units still equates to 21% of dwellings being affordable.

Highways / Adoptable Roads

During recent conversations we have had with WCBC Highways department regarding the Section 38 agreement for phase 1 it has been made clear that the design which is approved is not a standard design and it does not comply with all requirements set by Highway Policy. The main area of concern is that of the private drive that serves the parking areas of plots 1 – 18 and serves plots 19 – 21. The approved area 5 Layout also has a private drive which serves the parking for Plots 86 – 88, 90, 91, 93, 96 – 99, 102 – 110 & 113 – 116 and serves plots 100, 101 & 112 (Which is the Majority of the plots on this phase).

This was a key factor in amending the scheme and our Design has removed this private drive and instead we have designed a Mews Courtyard which would be adopted under a section agreement. We feel that this provides a more standard feel to the development and would alleviate some other concerns raised regarding the road which runs parallel to the railway

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which is not a standard width carriageway. This would now be a shared drive.

POS Area

The total area of POS on the approved layout is far greater than the planning policy requirements.

Total Area on approved plan = 23,471 sq.m (2.347 ha./5.799 acres).

The calculation for this is

- POS 1 (Adjoining phase 1) = 11,282 sq.m.
- POS 2 (adjoining and including play area 1) = 1203 sq.m.
- POS 3 (adjoining the railway site boundary) = 8,489 sq.m.
- POS 4 (Two POS areas adjoining the Ash tree) = 1,116 sq.m.
- POS 5 (Two POS areas adjoining the new roundabout) = 1381 sq.m.

In order to comply with council's LPG note 10, this states that 0.4 ha. (1 acre or 4,050 sq.m) minimum of POS is required for every 50 dwellings created. Therefore 4,050 sq.m. divided by 50 dwellings = 81 sq.m. minimum of POS required per dwelling. If we multiply 223 potential dwellings by 81 sq.m. per dwelling this equates to 18,063 sq.m (1.806 ha. / 4.463 acres) minimum area of POS required for the entire site area. By referring to my calculations it would appear that the approved scheme has been overprovided by too much POS in the order of some 5,408 sq.m. (0.540 ha. / 1.336 acres).

So that we can allow for the alterations to the highways we have used more of the POS area which runs along the boundary of the railway. This area equates to approximately 1390 sq.m (0.139 ha. / 0.343 acres). We have also reduced the POS 2 area by 187.43 sq.m (0.019 ha. / 0.046 acres) This still results in an over allowance in POS Area for the full development. The loss of area is insignificant in terms of the overall site layout.

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Accommodation schedule of approved layout

Plot No.	Type	Bed-rooms	Bed-spaces	Size		Storeys	Area		Tenure
				w	d		m ²	ft ²	
AREA 5									
83	ground floor flat	2	3	8.70	7.00	2	60.9	655.5	sale
84	first floor flat	2	3	8.70	7.00	2	60.9	655.5	sale
85	ground floor flat	1	2	7.45	7.00	2	46.6	501.6	sale
86	first floor flat	1	2	7.45	7.00	2	46.6	501.6	sale
87	first floor flat	2	3	8.70	7.00	2	60.9	655.5	sale
88	terraced house	3	6	4.90	8.00	2½	108.0	1163.0	sale
89	terraced house	3	6	4.90	8.00	2½	108.0	1163.0	sale
90	semi-detached house	4	6	9.50	6.50	2	123.5	1329.4	sale
91	semi-detached house	4	6	9.50	6.50	2	123.5	1329.4	sale
92	detached house	4	7	6.20	8.00	3	148.8	1601.7	sale
93	terraced house	3	5	8.00	6.50	2	104.0	1119.5	sale
94	terraced house with arch	4	6	11.60	6.50	2	139.9	1505.6	sale
95	terraced house	3	5	8.00	6.50	2	104.0	1119.5	sale
96	terraced house	3	5	5.30	8.35	2	88.5	952.6	shared equity
97	terraced house	3	5	5.30	8.35	2	88.5	952.6	shared equity
98	terraced house	3	5	5.30	8.35	2	88.5	952.6	shared equity
99	terraced house	3	5	5.30	8.35	2	88.5	952.6	shared equity
100	courtyard house	2	3	6.50	5.00	2	65.0	699.7	sale
101	courtyard house	2	3	6.50	5.00	2	65.0	699.7	sale
102	terraced house	3	6	4.90	8.00	2½	108.0	1163.0	sale
103	terraced house	3	6	4.90	8.00	2½	108.0	1163.0	sale
104	terraced house	3	6	4.90	8.00	2½	108.0	1163.0	sale
105	terraced house	3	6	4.90	8.00	2½	108.0	1163.0	sale
106	terraced house	3	6	4.90	8.00	2½	108.0	1163.0	sale
107	terraced house	3	5	8.00	6.50	2	104.0	1119.5	sale
108	terraced house	3	5	8.00	6.50	2	104.0	1119.5	sale
109	terraced house	3	5	8.00	6.50	2	104.0	1119.5	warden
110	semi-detached house	4	7	9.50	6.50	2½	149.2	1606.0	sale
111	semi-detached house	4	7	9.50	6.50	2½	149.2	1606.0	sale
112	detached house	2	3	5.00	6.50	2	65.0	699.7	sale
113	terraced house	2	4	5.30	7.30	2	77.4	833.1	shared equity
114	terraced house	2	4	5.30	7.30	2	77.4	833.1	shared equity
115	terraced house	2	4	7.30	5.30	2	77.4	833.1	shared equity
116	terraced house	2	4	7.30	5.30	2	77.4	833.1	shared equity
34		94	164				3244.885	34927.94	

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Proposed Design

Notwithstanding the above we have designed this phase to suit our more tried and tested house type portfolio rather than constructing designs which were approved back in 2008.

The new design whilst incorporating more detached properties the principle of maintaining the outward looking design with active street frontages has been maintained. Another key factor in the amendment to the scheme was to allow for detached properties which now provides a more effective way of reducing frontage parking and the associated visual clutter along the street frontages. 21 of the approved 34 dwellings only had space for one car which we believe would have caused a lot of on street parking issues.

The external works & Features of the development would be consistent to the NMA approval P / 2022 / 0968.

We have also ensured that the new design does not affect any of the future phases and all active frontages do not extend past the point of where the approved layout had shown properties (apart from the area facing the railway). See below extract with the approved layout overlaid on to our proposed layout.



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The proposed Accommodation Schedule is

Plot No.	Type	Bed-rooms	Bed-spaces	Size		Storeys	Area		Tenure
				w	d		m ²	ft ²	
1	Bodfari	3	5	8.77	6.04	2	88.6	953.7	sale
2	Llanferis	4	7	6.07	8.77	2.5	116.0	1248.6	sale
3	Derwen	4	7	6.40	9.10	2.5	130.0	1399.3	sale
4	Derwen	4	7	6.40	9.10	2.5	130.0	1399.3	sale
5	Berwyn	3	5	6.07	8.77	2	87.3	939.7	sale
6	Charlwood	4	8	9.89	10.34	2.5	199.8	2150.8	sale
7	Berwyn	3	5	6.07	8.77	2	87.3	939.7	sale
8	Dinas	4	8	8.09	11.71	2.5	197.5	2125.9	sale
9	Llanferis	4	7	6.07	8.77	2.5	116.0	1248.6	sale
10	Corwen	4	6	6.40	9.10	2	97.3	1047.3	sale
11	Berwyn	3	5	6.07	8.77	2	87.3	939.7	sale
12	Llanferis	4	7	6.07	8.77	2.5	116.0	1248.6	sale
13	Dinas	4	8	8.09	11.71	2.5	197.5	2125.9	sale
14	Bodfari	3	5	8.77	6.04	2	88.6	953.7	sale
15	3bs (Tenby)	3	6	5.39	8.09	2.5	97.5	1049.8	sale
16	3bs (Tenby)	3	6	5.39	8.09	2.5	97.5	1049.8	sale
17	Berwyn	3	5	6.07	8.77	2	87.3	939.7	sale
18	Corwen	4	6	6.40	9.10	2	97.3	1047.3	sale
19	Corwen	4	6	6.40	9.10	2	97.3	1047.3	sale
20	Charlwood	4	8	9.89	10.34	2.5	199.8	2150.8	sale
21	Derwen	4	7	6.40	9.10	2.5	130.0	1399.3	sale
22	Derwen	4	7	6.40	9.10	2.5	130.0	1399.3	sale
23	Alvanley 2	4	8	7.98	9.44	2.5	181.1	1949.4	sale
24	Corwen	4	6	6.40	9.10	2	97.3	1047.3	sale
25	Berwyn	3	5	6.07	8.77	2	87.3	939.7	sale
26	Richmond 2	4	7	8.65	10.34	2	133.1	1433.0	sale
27	Richmond 2	4	7	8.65	10.34	2	133.1	1433.0	sale
28	Berwyn	3	5	6.07	8.77	2	87.3	939.7	sale
29	Corwen	4	6	6.40	9.10	2	97.3	1047.3	sale
30	Alvanley 2	4	8	7.98	9.44	2.5	181.1	1949.4	sale
31	Llanferis	4	7	6.07	8.77	2.5	116.0	1248.6	sale
32	Berwyn	3	5	6.07	8.77	2	87.3	939.7	sale
32		117	205					41731.2	

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Appendices

Appendix 1

Area 5 of Approved Layout

