



DESIGN AND ACCESS STATEMENT

RESIDENTIAL DEVELOPMENT AT

LLANBERIS ROAD, CAERNARFON, GWYNEDD

July 2025

4th ISSUE

PROJECT DIRECTORY

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PROJECT DIRECTORY

PROPOSED RESIDENTIAL DEVELOPMENT AT

LLANBERIS ROAD, CAERNARFON, GWYNEDD

AG |  **AINSLEY GOMMON ARCHITECTS**

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4th Issue	21/07/2025	Construction note added
3rd Issue	22/05/2025	Drawings Updated to match engineers & Landscape Plan Drawings
2nd Issue	30/04/2025	Watermain position adjusted and plots altered
1st Issue	16/04/2025	

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PROPOSED RESIDENTIAL DEVELOPMENT AT
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1.00 BACKGROUND TO THE PROPOSAL

1.01 INTRODUCTION

This Design and Access Statement will accompany the application for full Planning Consent in conjunction with the planning application drawings prepared by Ainsley Gommon Architects and other consultants for the proposed development.

The development proposals have been prepared on the basis of a collaborative planning briefing process carried out by Adra. The housing mix reflects the results of shared dialogue and the proposed development responds to housing need data prepared by Adra in consultation with the Local Authority.

1.02 VISION STATEMENT

The intended development is to provide new homes for affordable general needs on a vacant site off Llanberis Road.

The design aims to provide modern, attractive, energy efficient housing that raises the standard for affordable housing developments in the area, providing owners and residents with manageable private gardens to each residence while creating a sense of place with defensible space for the residents to enjoy.

The design seeks to make best use of the most positive features of the site with new subtle innovative affordable house designs that blend with the local area in terms of scale and building materials. There is a substantial gap between the existing development on the edge of the centre's existing built form, and integrates well with the existing development pattern. The gradual development of the land will mitigate the impact of the phased development so it does not spoil the quality of the built and natural landscape, as the site is visible across the Cadnant valley.

Trees and hedgerows form a natural boundary for a large part of the site and are to be protected, particularly on the land near Glan Peris which forms the existing boundary between the site and the nearby development are to be retained. The boundary between the site and the main road is marked with existing dense foliage. The boundary hedges which enclose the site will be cut back and new hedges will be planted in part. The site is open with sunny aspect and accessible location, adjacent to established residential developments and amenities. All new homes are arranged to maximize natural surveillance of the public and semi public spaces and adjacent approaches while taking advantage of the site's topography and views out towards the town of Caernarfon to the west and up towards the mountains to the east.



Images 01 - The scheme will fit into its context and help create a place the residence can call their own.

01

1.00 - BACKGROUND TO THE PROPOSAL

PROPOSED RESIDENTIAL DEVELOPMENT AT

LLANBERIS ROAD, CAERNARFON, GWYNEDD

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2.00 - CONTEXT

2.01 LOCATION

The scheme is located adjacent to Cibyn industrial estate on Lon Cae Ffynnon and is within 1500m of the town's centre, on a site approximately 1.37 hectares in area. Situated close to residential areas near Ffordd Cae Garw to the north east and Glan Peris to the south west and community woodland. The scheme is located on agricultural land - allowing views to the town of Caernarfon to the West - with boundaries delineated by trees and hedges. To the south west boundary of the site along Llanberis Road towards the town centre there are two storey render terraces that typify the vernacular. A public footpath runs along the site's eastern boundary.

A Grade II Listed, stone bridge, over Afon Cadnant is located to the north west of the site. The C18 stone single-arched bridge next to a ford is very narrow at 1m wide and was built as an improvement to aid crossing of river by packhorses and pedestrians. Voussoirs with arch ring. Long stone abutments to approaches. Low parapet with stone coping (some missing on S side).

2.02 PLANNING POLICY WALES

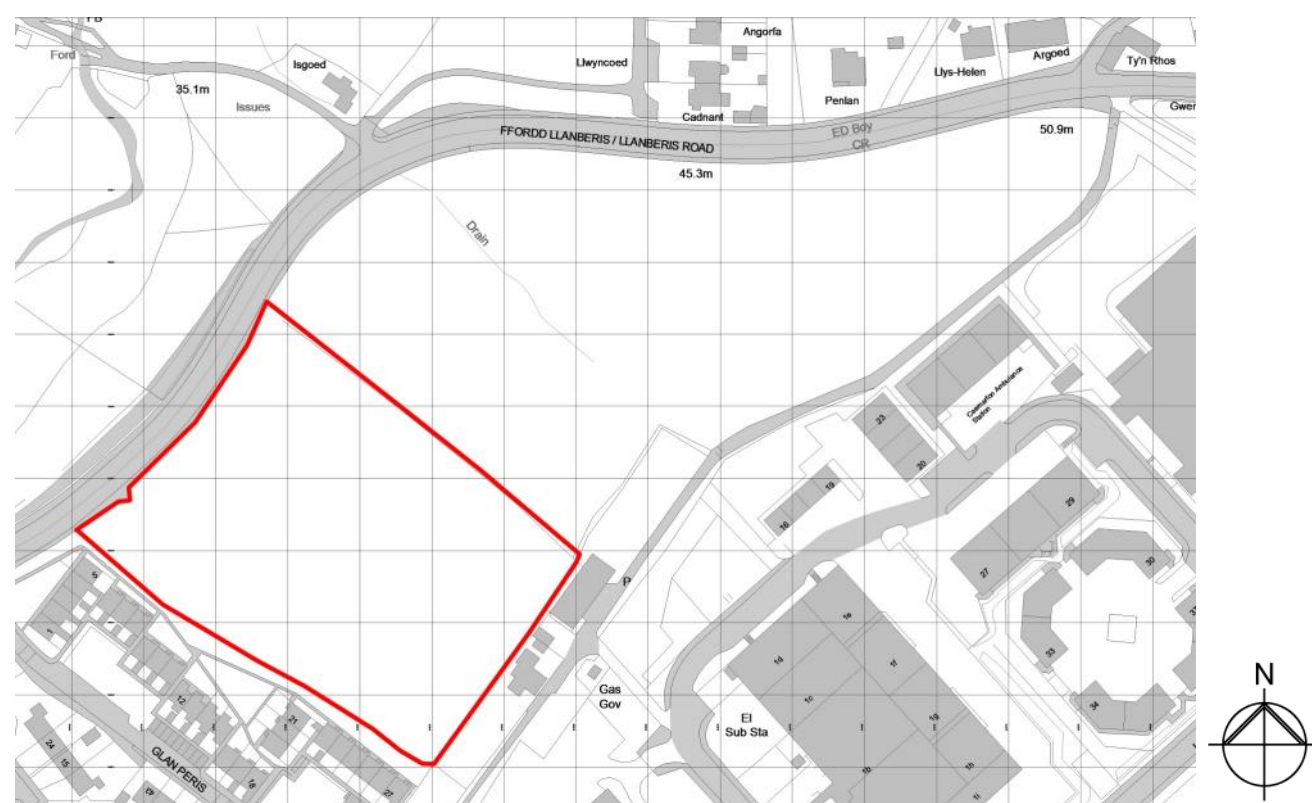
This Design and Access Statement explains the approach to creating a sustainable development through good design in accordance with Planning Policy Wales. This goes beyond aesthetics to include the social, environmental, economic and other aspects of the development.

The Planning Statement prepared by Grimster Planning will explain how the principles of Inclusive Design referred to in Planning Policy Wales have been incorporated to create a development that will be safe and accessible, providing flexibility in use and an environment that is convenient and enjoyable to use for the residents and complements the surrounding context.

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). In particular, the scheme reflects the planning policy of Gwynedd County Council and Planning Policy Wales as follows:

PLANNING POLICY WALES 3.45 states that *'The evidence to identify suitable areas and sites for development should not be confined by local authority boundaries. It should reflect realities like housing markets, travel to work areas, retail catchments and the nature of activity or development itself. This will ensure that the best use is made of previously developed land and the loss of greenfield sites is minimised. This will be scrutinised at the LDP examination.'*



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Image 01 - Existing Aerial Photograph of the site outlined in red.
Image 02 - OS Map Extract showing site location outlined in red.

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2.00 - CONTEXT

PROPOSED RESIDENTIAL DEVELOPMENT AT

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ANGLESEY AND GWYNEDD JOINT LOCAL DEVELOPMENT PLAN 2011-2026:

2.53 states Gwynedd Council's Housing Strategy (2019). The vision of the Housing Strategy is to: "Ensure that the people of Gwynedd have access to a suitable, quality home, which is affordable and improves their quality of life."

2.54 states that "The Strategy outlines five objectives that would need to be addressed if the Council is to achieve this vision: 1. No-one homeless in Gwynedd 2. Social housing available to all those who need one 3. Everyone's home in Gwynedd is affordable to them 4. Gwynedd Housing are environmentally friendly 5. Homes have a positive influence on the health and well-being of the people of Gwynedd."

3.89 states that 'Policy TAI 8 and the Supplementary Planning Guidance 'Housing Mix' ensure that material consideration is given to ensuring that an intention provides residential units that improve the balance of housing and help to meet the needs of the community as a whole.'

The findings of the Annual Monitoring Reports of the housing issues on page 22 states 'The average density of new housing consents in the Plan area (since the Plan was adopted) is 29.5 units per hectare.'

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 convenient location close to the centre of Caernarfon, the development will help facilitate access by providing close links to public transport, local shops and amenities for pedestrians and cyclists.

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 Transport Statement produced by Datrys for further information.



Image 01 - Image of site and boundary hedges. Site entrance to be created in the new scheme.
Image 02 - Image of site and boundary hedges. Site entrance to be created in the new scheme.

3.00 - CONTEXT

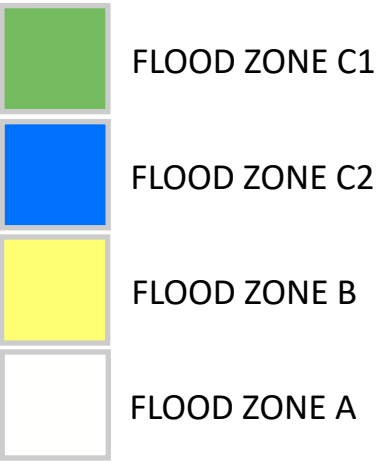
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3.00 - FACTORS AFFECTING DEVELOPMENT

3.01 FLOODING

Natural Resources Wales website confirms that the site in question is not within Flood Zones C1 or C2. The site is not shown to have any history of flooding but does have a land drain that feeds to the Afon Cadnant.

3.02 EXISTING GROUND CONDITIONS

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

Site investigations have been carried out by CR Archaeology and some medieval hardstanding areas found; Heneb have recommended a watching brief during site excavation works.

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.

A deed of 1980 relates to an existing 8" Upvc water main that crosses the whole of the site. The deed grants an easement for the water main for a width of 6m. DCWW states that the watermain easement is to remain as 3m either side of the centreline.

Overhead cables are situated to the south east edge of the site to be diverted underground with a 6m easement.

Refer to Engineers reports provided with this application.

3.05 Listed Building and Heritage Statement

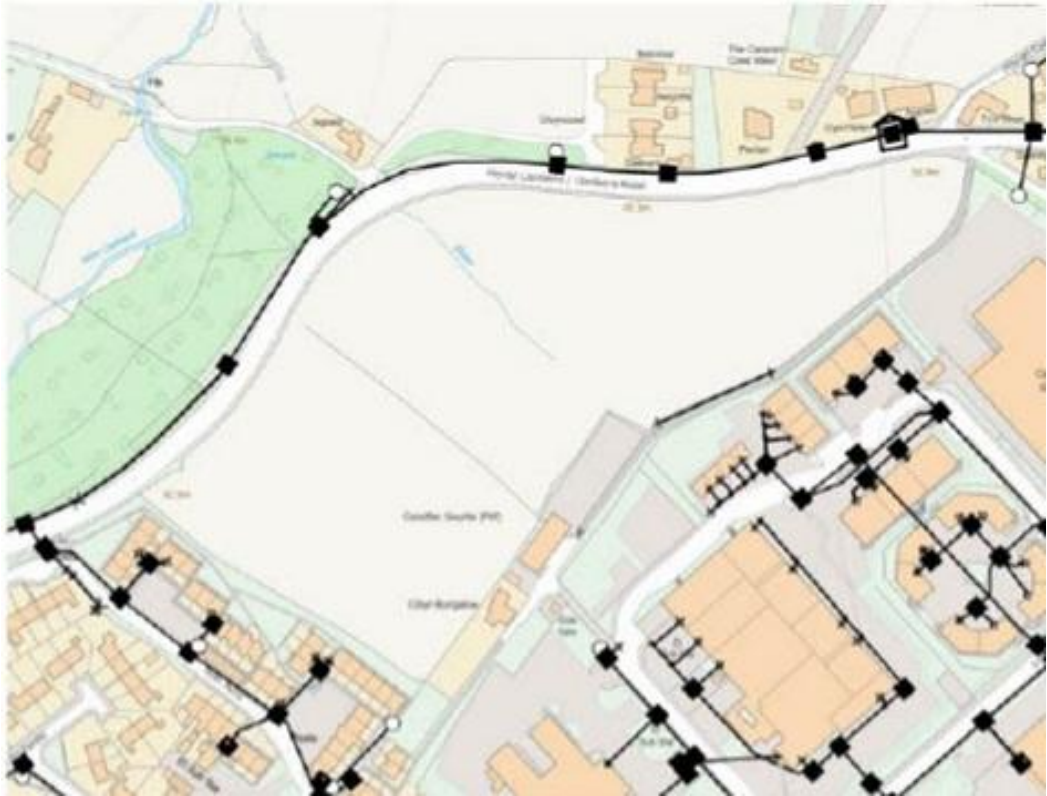
While there are many listed buildings within the town centre, a Grade II Listed, stone bridge, over Afon Cadnant is located closest to the north west of the site.

3.00 - FACTORS AFFECTING DEVELOPMENT

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3.06 Service Maps 2019



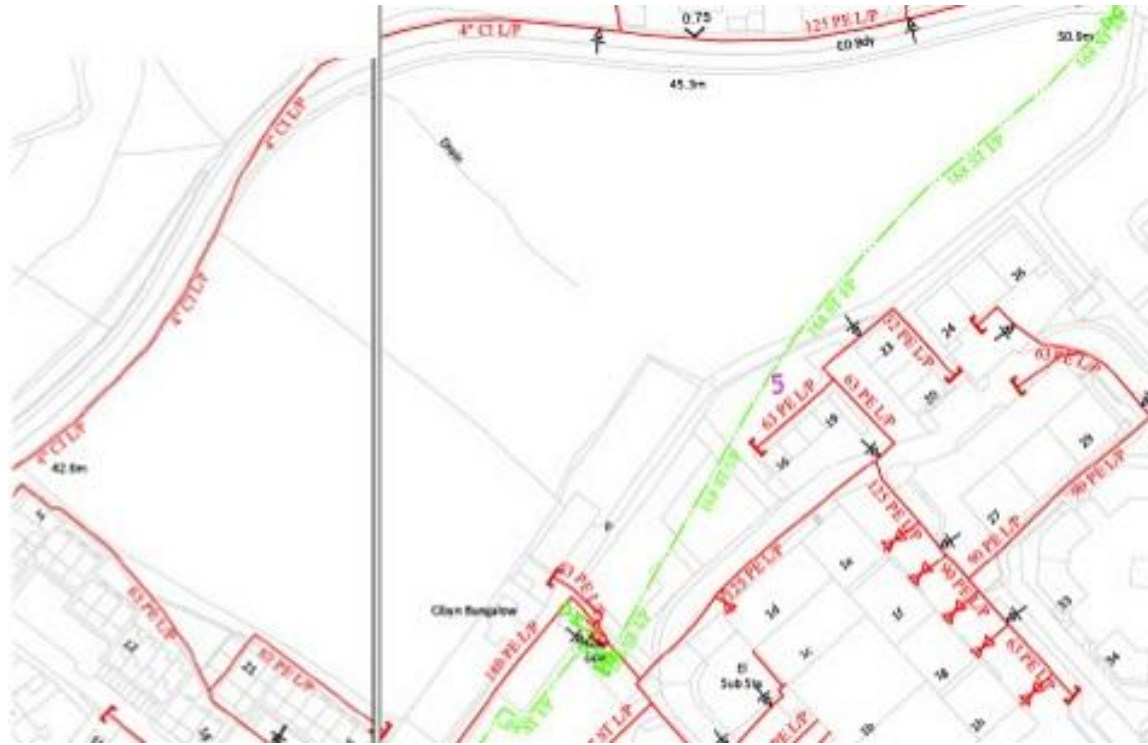
BT Openreach Appliances.



Dwr Cymru map shows a 1978 easement for 8" Upvc water main across the site.



Map shows SP Energy 33kV over head cable.



Wales & West Gas shows intermediate pressure feed as green line on the map.

3.00 - FACTORS AFFECTING DEVELOPMENT

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Image 01 - Collection of stats information for water, gas and electricity on and around the site.





4.00 - DESIGN OBJECTIVES

4.01 THE BRIEF

The aim is to create a modern, well equipped housing scheme that is sensitive to context, meeting the needs of local families on the local authority waiting list and those in housing need. The type of new housing offered responds to the demands of individuals and smaller families seeking good quality housing in the area. The new dwellings will be domestic in scale and appearance, attractive and energy efficient, responding sensitively to the local built form using a palette of building materials compatible with the vernacular.

4.02 DESIGN CONCEPT AND PRINCIPLES

The proposed development of 36 new dwellings comprises:

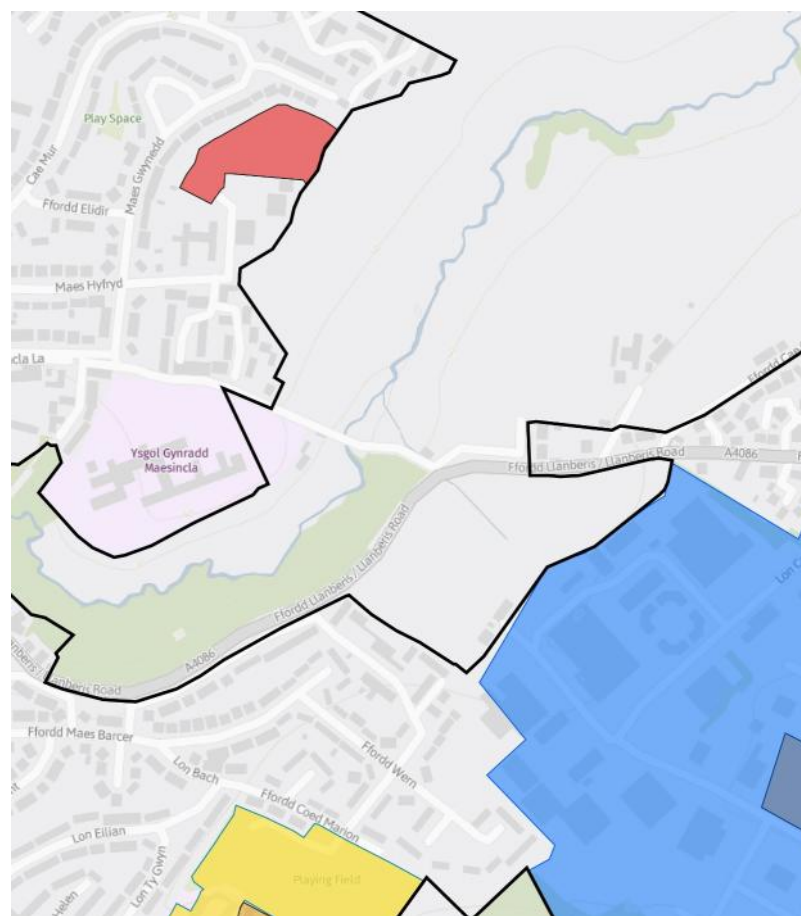
- 10No. Two person one bedroom cottage style apartments
- 3No. Three person two bedroom bungalows
- 13No. Four person two bedroom houses
- 2No. Five person three bedroom houses & 5No. Five person three bedroom dual aspect houses
- 2No. Seven person four bedroom houses
- 1No. Eight person five bedroom houses

The size and massing of the new semi-detached homes arranged in small clusters has been conceived to respect the scale, character and massing of the surrounding residential properties and is intended to sit comfortably on the former agricultural land site accessed off Llanberis Road.

Orientation has been carefully considered, with living spaces orientated to maximise views and passive solar gain. The scheme aims to maximise the benefits of natural light, reducing the need for artificial lighting.

Each new home has direct access to secure/private garden/amenity space providing convenient clothes drying facilities and bins stores, small patio areas and safe outdoor space for children to play with boundary treatments that limit overlooking from neighbouring properties.

New landscaped areas with native species hedging to robust site boundaries will provide shelter and aid privacy while providing an attractive green edge, offering opportunities to encourage wildlife and biodiversity and providing colour all year round. Boundary treatments are to include powder coated ball top and hoop top railings, 1.8m hit and miss fencing, 1.2m hit and miss fencing with 300mm trellis, hedging, retaining walls and stone walls as shown on our boundary treatment drawing. The considered use of stone cladding (such as Z Clad or Cupastone) on prominent dwellings helps tie the new development into the street scene and references the site's history.



01	02
03	04

Image 01 + 02 - The scheme aims to provide homes for couples, families and improve the fabric of the local community.

Image 03 - Historic map - 1840s-1880s shows that the land seems to have remained very much the same and used for grazing.

Image 04 - The site is outside the Gwynedd current development boundary with protected employment sites on the south east boundary immediately adjacent the site.

4.00 - DESIGN OBJECTIVES

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Secured by Design principles have been adopted throughout resulting in all properties overlooking adopted highways and public space, with secure gardens to the rear of the properties having lockable gates and sheds.

All of the properties will incorporate measures to minimize residents’ fuel bills.

To achieve a reduction in carbon emissions, the design looks to implement the energy hierarchy by reducing energy demands and then increasing energy efficiency in the dwellings.

UNIT KEY		
	GIFA	No.
<div></div> - 2P1B COTTAGE STYLE APARTMENT	@55m ²	x10
<div></div> - 3P2B BUNGALOW	@58m ²	x3
<div></div> - 4P2B HOUSE	@83m ²	x13
<div></div> - 5P3B HOUSE	@93m ²	x2
<div></div> - 5P3B HOUSE DUAL ASPECT	@93m ²	x5
<div></div> - 7P4B HOUSE	@114m ²	x2
<div></div> - 8P5B HOUSE	@169m ²	x1
TOTAL UNITS		36



4.00 - DESIGN OBJECTIVES

PROPOSED RESIDENTIAL DEVELOPMENT AT
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Image 01 - Site Layout showing general disposition and mix of house types.



5.00 CHARACTER

5.01 LAYOUT AND LANDSCAPE DESIGN

The arrangement of new dwellings within the scheme reflects a considered approach towards the site condition and context. The proposed arrangement of the dwellings on the site will afford the private gardens morning, midday and afternoon sun depending on orientation, with each property provided with associated car parking spaces.

A positive street frontage has been created looking into a small cul de sac which is to be adopted. Boundary walls and edge planting will enhance the streetscape and new site access provides safe site entry to the new development off Llanberis Road. Front gardens provide clear plot demarcation and a sense of ownership. Private gardens facing public space have been minimized to enhance security.

Amenity space with 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. A full landscape plan with planting schedule will be provided and offered for approval.

5.02 SCALE

The site is located within a residential area on a built up plateau of land sloping gently up to the south away from Llanberis Road. To the south east, the site is neighboured by Cibyn industrial estate, a large, spreading structure surmounted by a metal corrugated pitched roof.

The existing trees and hedges to the south west prevents potential overlooking from the position of the existing dwellings along Glan Peris relative to the proposed new dwellings on the site.

The house layout incorporates pairs of houses designed to mirror the scale and rhythm of neighbouring terraced dwellings. Larger 3 & 4 bedroom houses are positioned on rows clustered at the south western end of the site and are provided with commensurately larger private amenity space.

The surrounding context has been carefully considered and the scheme has been designed to reinforce the existing pattern and form of the area. Elevational treatments have been designed to be sympathetic to the surrounding residential properties while creating interest and variation.

5.03 EXTERNAL SPACES

The scheme's layout has been carefully considered to optimise the relationship between the new homes and their surroundings.

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Image 01 - Site layout ground floor plans showing relationships of new dwellings

5.00 - CHARACTER

PROPOSED RESIDENTIAL DEVELOPMENT AT

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The scheme's orientation allows the new houses to benefit from passive solar gain, ensuring good levels of natural light within the primary living spaces. In addition, most living rooms or kitchen dining rooms open out into private gardens, allowing the residents to enjoy the outdoor space and access to external drying areas.

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 thresholds provided to each home.

5.04 SITE ACCESS

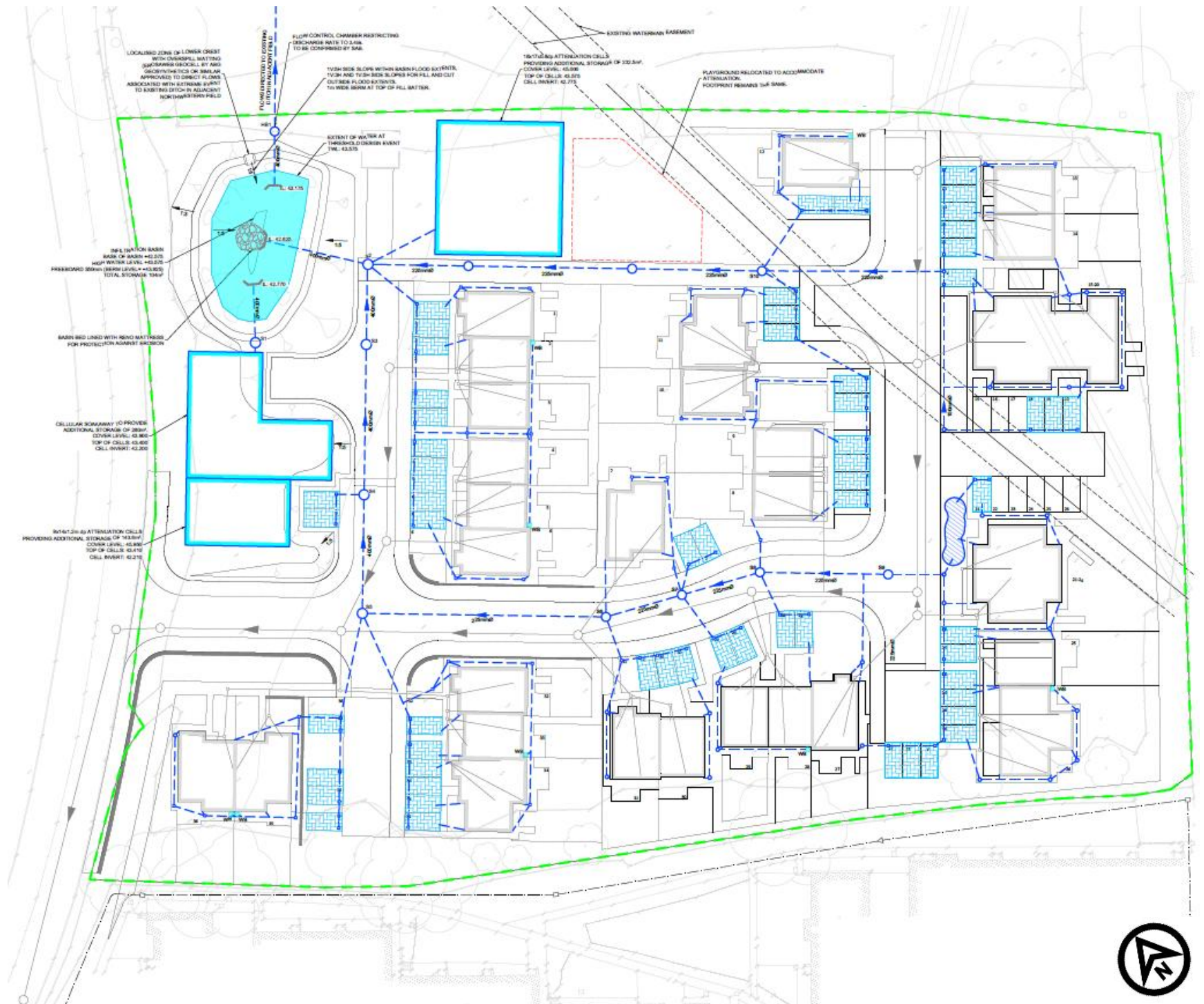
A new wide access road will be created off Llanberis Road. This will act as a pedestrian and vehicular access and can be adopted by the local highway authority.

For more detailed information please refer to drawings produced by Datrys.

5.05 APPEARANCE

The site is located within the settlement of Caernarfon in Gwynedd. The area has a distinct local character and appearance with properties that are stone, rendered or pebble dash. The properties immediately adjacent to the proposed site on Llanberis Road are predominately constructed of pebble dash with a large number of rendered properties and a lone cottage with stone walls, with the majority under slate roofs.

It is proposed that the new residential development will be sympathetic to the existing street scene and local character, maintaining traditional pitched roof forms and domestic fenestration while providing architectural interest through variety within the building forms and detailing.



5.00 - CHARACTER

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Image 01 - Datrys latest Surface Water Drainage Layout Scheme drawing showing the proposed access from Llanberis Road providing safe access to the site.

01

The proposed external materials are:

- Off white textured render with stone cladding to break up the scale and massing of the development.
- Timber or Hardie Plank feature cladding.
- Tiles will be used for the roofs to fit in with the surrounding context.
- Energy efficient grey UPVC double glazed windows to complement existing properties.
- Grey (reconstituted) stone sills reflect local details.

Samples of these will be provided at a later date.



4P2B Front Elevation



4P2B Rear Elevation



2P1B Front Elevation



2P1B Side Entry Elevation

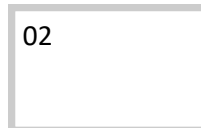
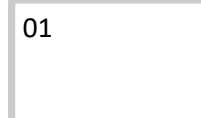


Image 01 - Front and rear elevations of the 4P2B house with render and timber feature cladding.
Image 02 - Front and side entry elevations of the 5P3B with stone at ground floor and render above with timber feature cladding.
Image 03 - Study of local materials used within Caernarfon and varying window treatments used locally to the proposed site.

5.00 - CHARACTER

PROPOSED RESIDENTIAL DEVELOPMENT AT
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6.00 - ENVIRONMENTAL SUSTAINABILITY

6.01 LANDSCAPE/TOWNSCAPE SETTING

The site is located close to local amenities, has good public transport links and has been designed to reflect the urban nature of the site. Materials have been chosen to complement the grain of the surrounding area.

From the outset the proposed development has been designed to work with the site and its urban context, with scale and density cues taken from the surrounding buildings.

6.02 BIODIVERSITY & LOCAL ENVIRONMENT

The proposed new development will have a positive effect on the biodiversity within the local environment by providing new planting allowing the creation of possible habitats and feeding opportunities. The scheme introduces a number of new trees and hedges that will aid site greening, diversity, and increase the biodiversity on site.

A 'Landscape Strategy Overview' is submitted with this application. Any adjacent hedgerows, trees and the mature oak tree with a Tree Protection Order no. 3/TPO/A56 will be protected during the works. The TPO tree is on adjacent field and not within this site.

6.03 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, which will all contribute towards reducing the energy demand.

The mechanical and electrical proposals will be developed in due course using low carbon strategies with an aim to reduce energy usage.

6.04 SUSTAINABLE MATERIALS

Environmentally responsible methods of construction and a palette of sustainable, locally sourced, materials will be chosen wherever possible to produce 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.



Image 01 - View looking south west along Llanberis Road A4086 with the site on the left. A mature oak tree with a TPO is situated on the adjacent field and not within this site.

Image 02 - View looking north east along Llanberis Road A4086 with the site on the right towards the existing site entrance gate.

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6.00 - ENVIRONMENTAL SUSTAINABILITY

PROPOSED RESIDENTIAL DEVELOPMENT AT

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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 (Plinth and entire façade)	As elevations	Natural stone finish	Natural stone cladding system possibly reclaimed from the demolished school such as Z Clad, Cupastone, or similar.	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

6.05 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 DCWW. Water butts will be provided to collect rainwater and reduce the use of potable water for watering garden plants.

A drainage strategy, prepared by Datrys, is included with this submission.

6.06 WASTE MANAGEMENT

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.

6.07 CLIMATE RESILIENCE

Over the next 50 years the climate is expected to change. Although we cannot 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 dwellings 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.

6.08 EV CHARGING

It is anticipated around 72%/all houses [not flats] will benefit from EV charging infrastructure. A dedicated power supply point will be fitted in all houses as per latest Adra Specification.

- 01
- 1 - The new homes will be highly sustainable and residents will be encouraged to minimise resource use and manage waste
2 - Table demonstrating a selection of different materials proposed for use in construction and the desirable aims for BRE Green Guide to Specification rating.

02

6.00 - ENVIRONMENTAL SUSTAINABILITY

PROPOSED RESIDENTIAL DEVELOPMENT AT

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7.00 - ACCESS

7.01 SITE LOCATION

The proposed site to the east of Caernarfon town centre has good public transport links, allowing residents to live within easy walking distance of local amenities within Caernarfon. The development is in a prime location, very close to two primary schools and Cibyn industrial estate along with the playing fields and community woodland, allowing the residents to have a positive relationship with the local community.

The A4086 Llanberis Road also allows access by car or public transport to employment areas further afield.

The town centre and the primary and secondary schools are well serviced by public transport along the A4086 Llanberis Road with regular services to Betws-y-Coed, Llanberis and Caernarfon town centre. Bus stops in both directions are located within 100m of the site entrance.

The topography of the site slopes down towards Llanberis Road from the east to west. Some of the hedges will need to be removed to allow a new road access to be created and the site topography levelled in the course of construction.

All construction related traffic including deliveries and workmen vehicles will be accommodated within the development site area with no parking on the adjacent highways.

7.02 INCLUSIVE DESIGN

The 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 kerb or low rail.

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.

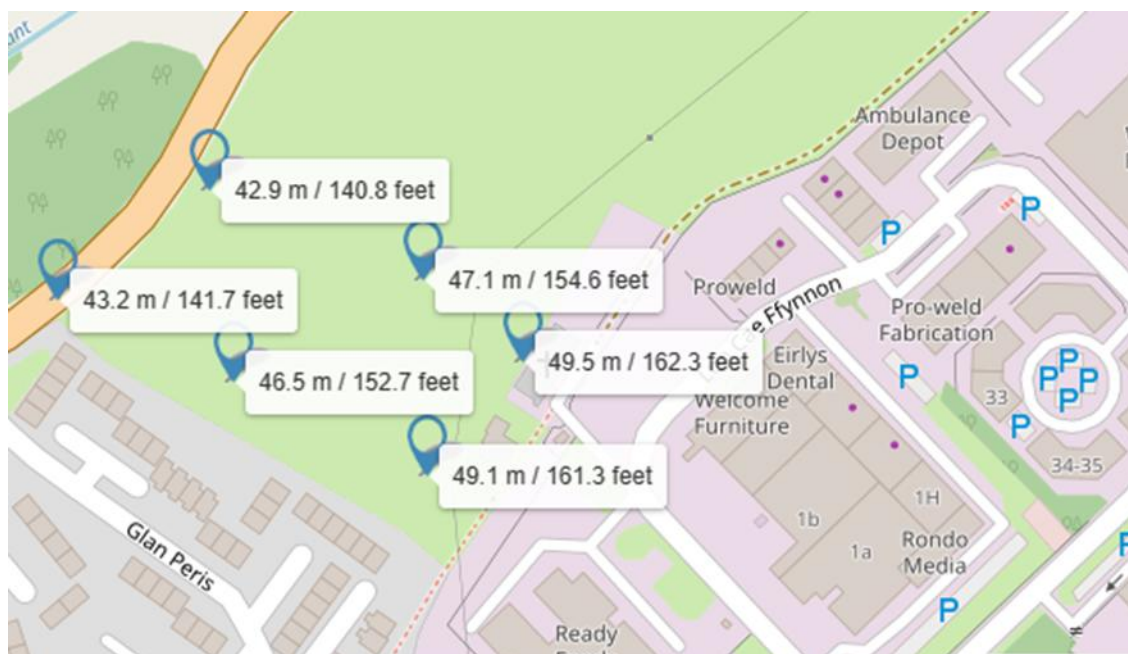


Image 01 - View of the proposed development from the south east facing towards the site entrance.

Image 02 - Existing site topography varies in levels from the North-Eastern part of the site measuring 49.1m elevation to 42.9m/43.2m elevations the western part of the site. The site fluctuates in between these throughout the remainder.

7.00 - ACCESS

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9.00 COMMUNITY SAFETY

9.01 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. The development has been designed to allow for sustainable management by ensuring that spaces are overlooked and naturally supervised.

9.02 BOUNDARY TREATMENTS

A range of proposed boundary treatments ensure the scheme is suitably enclosed and protected, in accordance with Secure by Design principles.

10.0 CONSULTATION

10.01 CONSULTATION

As a Major Planning Application, consultation with statutory consultees and local residents will occur through the mandatory 28 day Pre-Application Consultation Period. A PAC report has been prepared and is submitted with the Planning application to summarise the consultation responses.



Image 01 - 3D view of the proposed development as seen from the east looking west.

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9.00 COMMUNITY SAFETY & 10.0 CONSULTATION

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