



# Clawdd Poncen, Corwen

## Design & Access Statement

*For Grŵp Cynefin / Williams Homes*

10 October 2025

## Directory

This Design & Access Statement was prepared by:

### **Ainsley Gommon Architects**

The Old Police Station,  
15 Glynne Way,  
Hawarden,  
CH5 3NS

### **Simon Venables, Director**

svenables@agarchitects.co.uk

### **Elliott Deevy, Architect**

edeevy@agarchitects.co.uk

On behalf of:

### **Grŵp Cynefin**

54 Vale Street,  
Denbigh,  
LL16 3BW

and **Williams Homes**

Bala Enterprise Park,  
Industrial Estate,  
Bala  
LL23 7NL

## Contents

|                                         |    |
|-----------------------------------------|----|
| 1.0 Background to the Proposal.....     | 2  |
| 2.0 Context .....                       | 3  |
| 3.0 Factors Affecting Development ..... | 7  |
| 4.0 Design Objectives .....             | 10 |
| 5.0 Character .....                     | 13 |
| 6.0 Environmental Sustainability .....  | 17 |
| 7.0 Access.....                         | 20 |
| 8.0 Movement .....                      | 22 |
| 9.0 Community Safety .....              | 23 |
| 10. Consultation .....                  | 23 |

## 1.0 Background to the Proposal

### 1.1 Introduction

This Design & 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 planning briefing process carried out by Grŵp Cynefin. The housing mix reflects the results of shared dialogue and the proposed development responds to housing need discussed with Grŵp Cynefin.

### 1.2 Vision Statement

The intended development is to provide new affordable homes for local people living in the community and surrounding area.

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 while creating a sense of place with defensible space for the residents to enjoy.

The proposed design for the housing scheme aims to make the best use of a site allocated for housing. It capitalizes on the positive features of the site, including its open and sunny aspect, visual amenity, and accessible location adjacent to existing residential developments and amenities. The scheme is designed to provide a natural and seamless extension to the settlement.

All new homes will be strategically arranged to maximize natural surveillance of public and semi-public spaces, including adjacent approaches. To enhance the street scene and promote ecological value, properties will feature green frontages with tree planting, which will also aim to improve biodiversity.



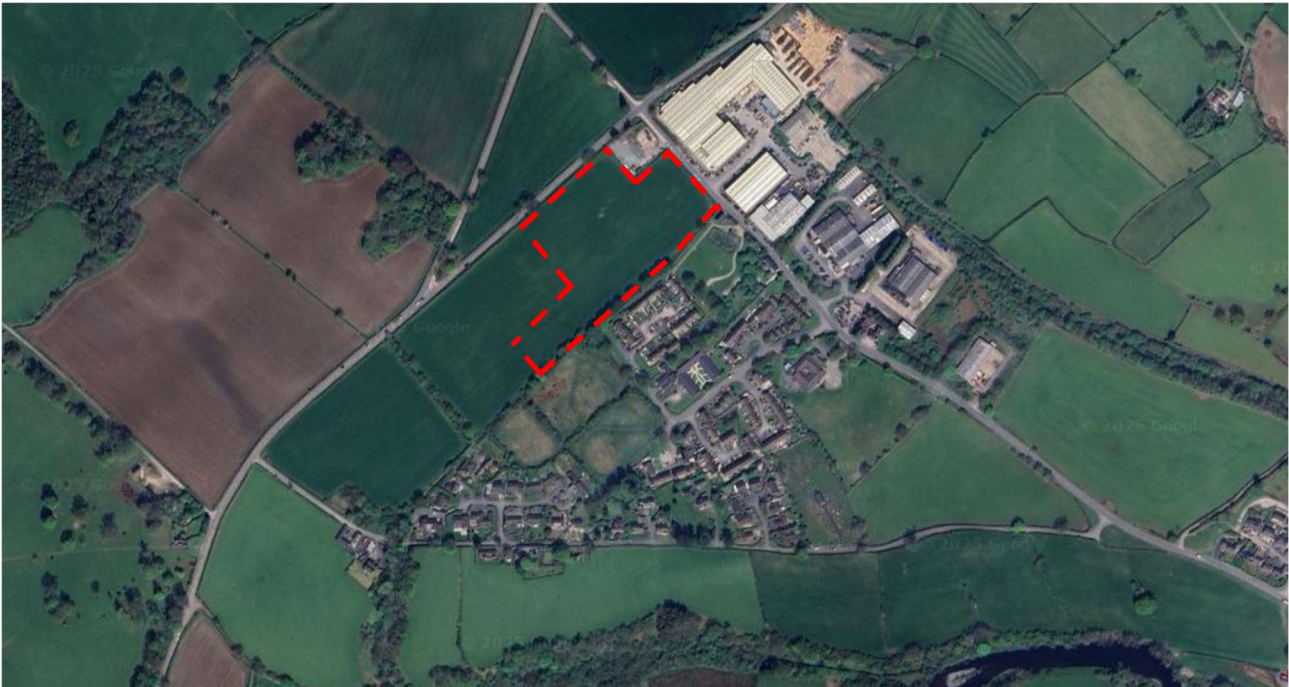
3D Aerial View of Proposed Development

## 2.0 Context

### 2.1 Location

The scheme is located on the northern edge of Clawdd Poncen, a village situated north of Corwen. Approximately 2.9 hectares in area, the site is largely open grassland, with hedgerows and trees lining the northern, eastern and southern boundary. There is a council owned depot adjacent to the northern part of the site. Opposite the B5437 are industrial buildings, including Ifor Williams Trailers. Bordering the site to the south is an existing residential cul-de-sac, playing field, pump track and chapel. To the west the field continues beyond the line allocated for housing in Denbighshire's Local Development Plan.

The site is well served by public transport with a bus stop nearby providing regular services to Corwen and Chester via Ruthin and Mold. The closest railway station is Ruabon, 18 miles away, with links to Shrewsbury, Chester, Cardiff and Holyhead. There is also a historic railway from Corwen to Llangollen 1.2 miles away.



*Aerial Image of Site*

### 2.2 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 meet planning policy, 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.

## 2.3 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 Denbighshire Council and Planning Policy Wales as follows:

### **Planning Policy Wales 3.39 states:**

*"For most rural areas the opportunities for reducing car use and increasing walking, cycling and use of public transport are more limited than in urban areas. In rural areas most new development should be located in settlements which have relatively good accessibility by non-car modes when compared to the rural area as a whole. Development in these areas should embrace the national sustainable placemaking outcomes and, where possible, offer good active travel connections to the centres of settlements to reduce the need to travel by car for local journeys."*

### **Denbighshire LDP Policy RD1 – Sustainable Development and good standard design states :**

*"It is an aspiration of the Council to raise the standard of design in all proposals. Good design is a key element in sustainable development and the LDP will promote high standards of design in terms of built development, including the standard of architecture, and in securing the best environment through landscape design."*

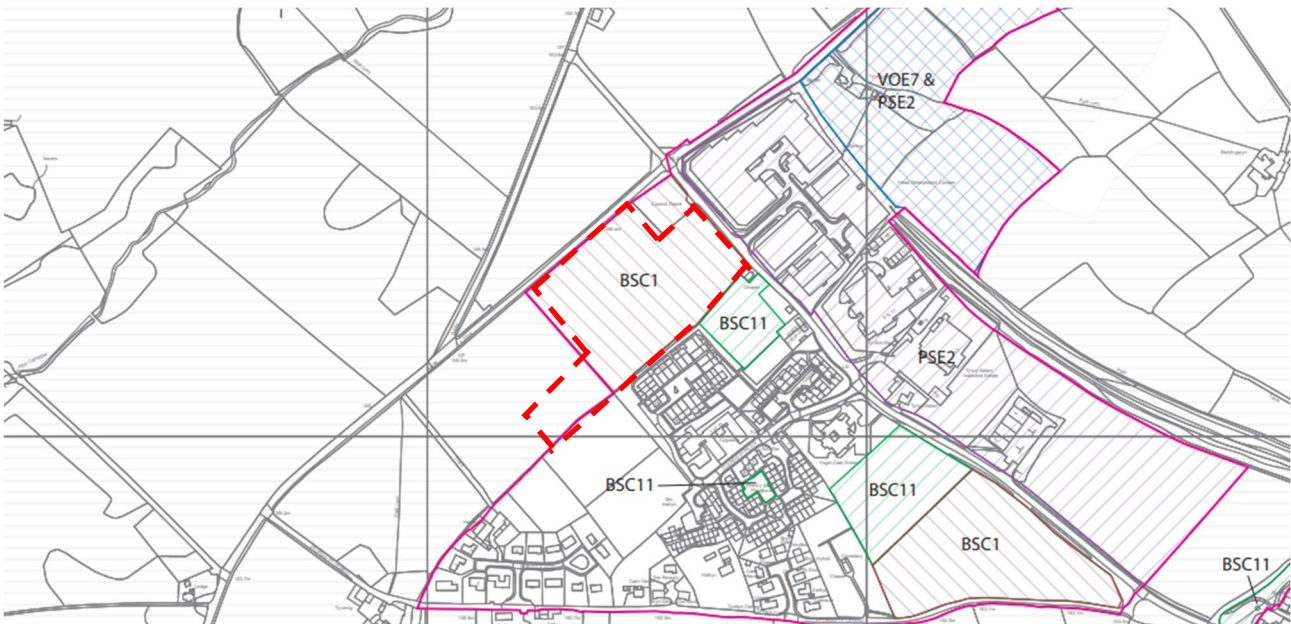
*All new developments must enhance and respect their surroundings and contribute towards the local identity. Developments must be of the appropriate scale, design and materials for their location and conform to the general principles set out above. In the interests of achieving more sustainable forms of development, and reducing the use of greenfield land, new residential development will be expected to achieve the minimum densities set out in the policy. Higher densities will be sought in more sustainable locations where there is range of services/facilities and good transport links (including public transport provision).*

*The Local Development Plan will seek to ensure that development in the County enhances and protects its local distinctiveness and visual quality and enhances quality of life. At the level of individual developments the Local Development Plan will promote sustainable construction, principles of the 'energy hierarchy' and inclusive design for the lifetime of the development."*



*View of existing site from A5104*

The site has a current allocated status (BSC1 Housing Allocation) in the Local Development Plan, it is seen as highly suitable and well located for affordable housing to respond to local housing needs, providing new homes (one, two and three bedrooms) for a wide range of age groups, families and older residents with ample amenity space.



*Image from the Denbighshire Local Development Plan Map (site boundary in red)*

## 2.4 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 on the outskirts of Clawdd Poncen the development will help facilitate access by providing close links to public transport, and improving the pedestrian and cycling link with local amenities, including the adjacent playing fields.

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 reports produced by SCP Transport for further information.

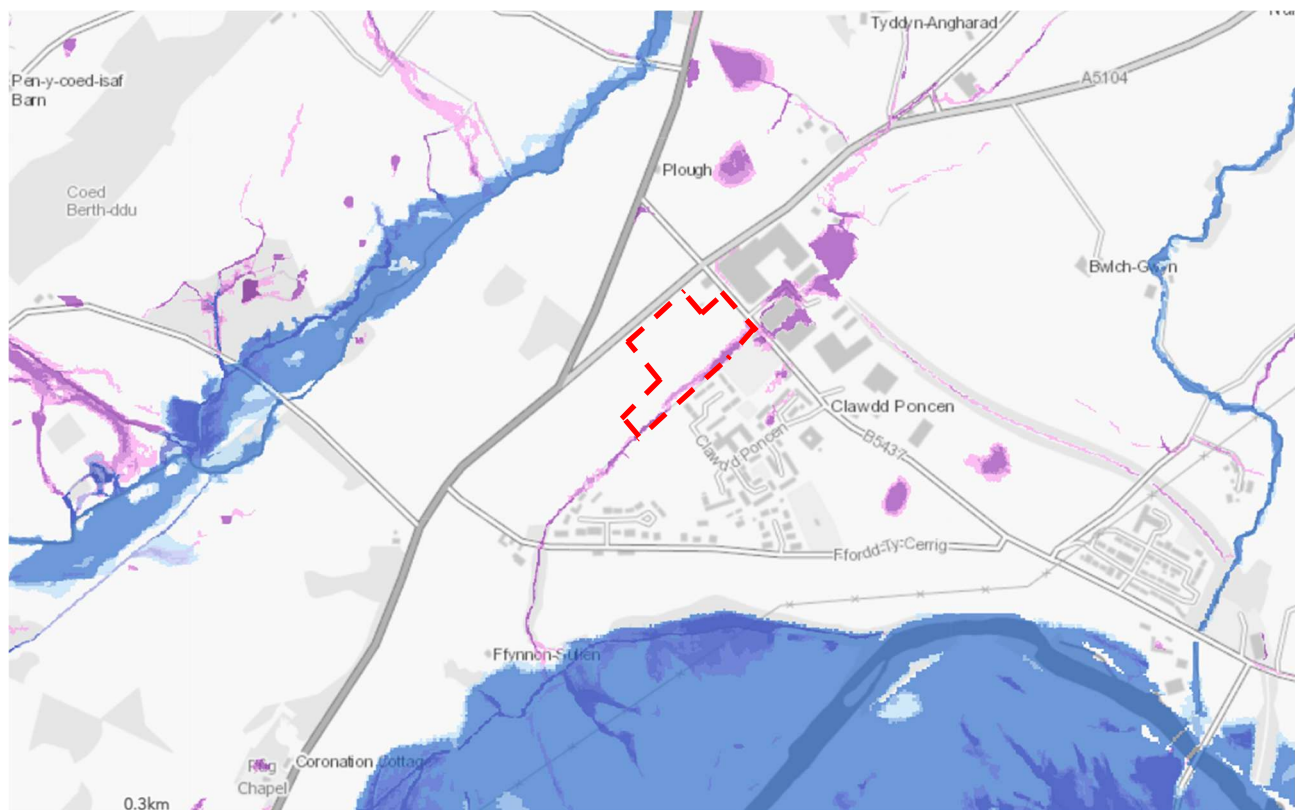


*Street View images of proposed site entrance location from the B5437*

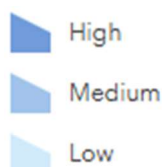
### 3.0 Factors Affecting Development

#### 3.1 Flooding

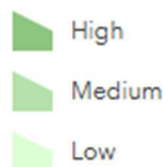
Natural Resources Wales website confirms that the site in question shows no risk of flooding from the sea or rivers, but has potential flooding from surface water and small watercourses along its south-eastern boundary. These are generally constrained within lowest the areas immediately adjacent to the site boundary. However, this risk been considered during the design process and mitigated, with flood detention areas and keeping the development outside of this area. Refer to Land Studio Flood Risk Consequence Assessment for further information "501-LST-XX-XX-RP-D-0001-FCA P02".



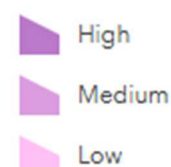
**Flood Risk from Rivers**



**Flood Risk from the Sea**

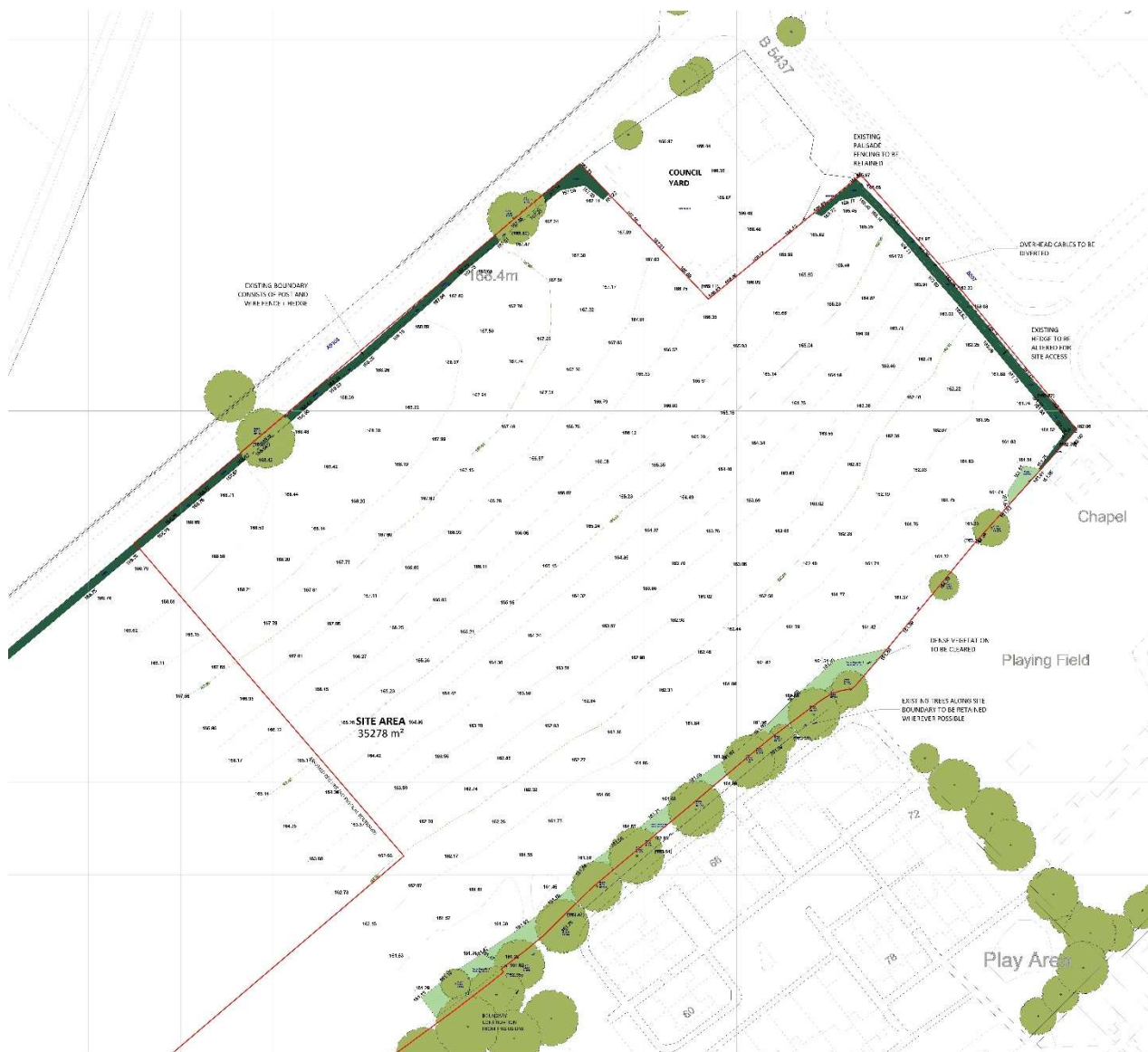


**Flood Risk from Surface Water & Small Watercourses**



#### 3.2 Existing Ground Conditions

Unknown at time of writing.



*Topographical Survey of the Existing Site*

### 3.3 Archaeology

We are unaware of any archaeological finds being made in this area or any significant sites of historical interest nearby which would warrant any investigation of the site.

### 3.4 Existing Services

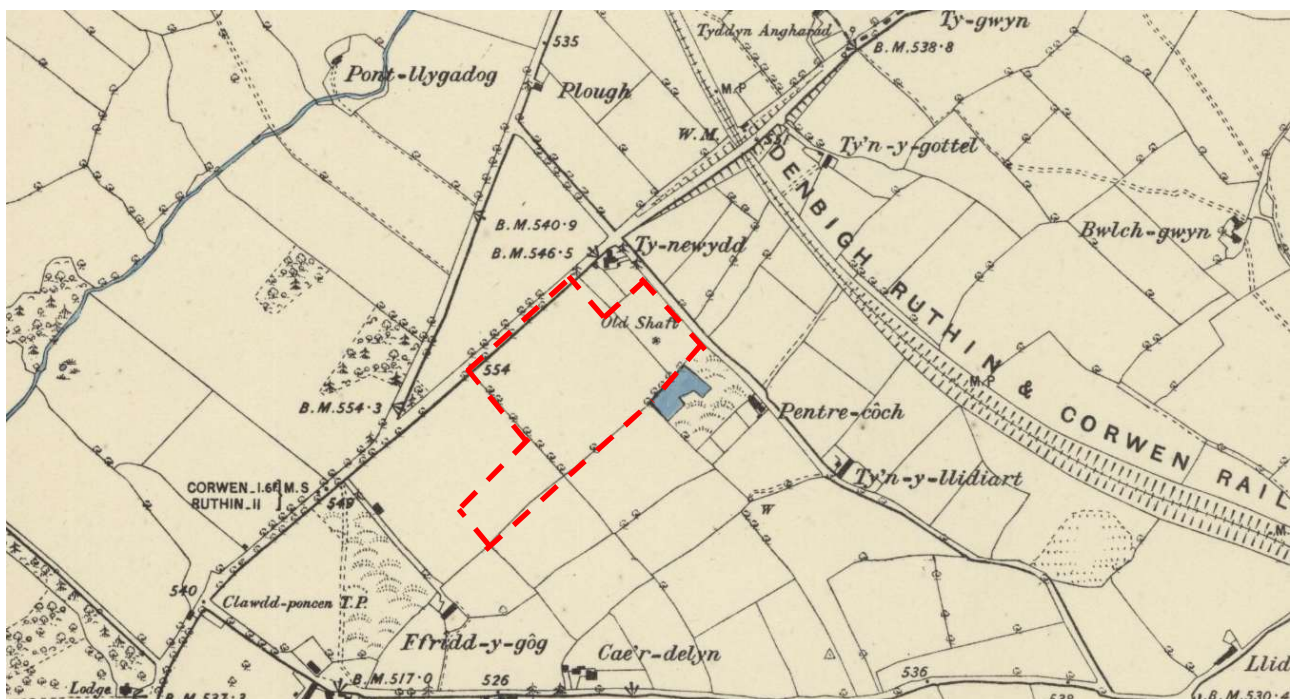
All service utility searches have been sought for the scheme including electricity, gas, waste/ mains water & BT telecom. The information currently available shows that all mains services are available and provided to the site along the main road. Refer to Engineers reports provided with this application. Refer to UCM Utility Study Level 2 document.

### 3.5 Heritage

There are no listed buildings or scheduled monuments in proximity to the site. The chapel adjacent to the site was erected in 1877, but was converted to offices in the late 1970's (CPAT Reference #164118).



Photo of the existing chapel – Copyright C.R Archaeology



Historic Map from 1842

## 4.0 Design Objectives

## 4.1 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.



AGA Proposed Site Layout Plan

## 4.2 Design Concept & Principles

The proposed development of 99 new dwellings comprises:

- 38No. Two person one bedroom apartments
- 6No. Three person two bedroom bungalows
- 31No. Four person two bedroom houses
- 20No. Five person three bedroom houses
- 4No. Seven person four bedroom houses

The size and massing of new semi-detached and cottage style homes arranged in small clusters has been conceived to respect the scale, character and massing of the surrounding residential properties in Clawdd Poncen and is intended to sit comfortably with

safe access from the B5437 with good pedestrian access to the adjacent residential cul-de-sac and playing fields. Orientation has been carefully considered to maximise views and passive solar gain. The layout of the houses are consistent with living spaces to the front and kitchens to the rear of all the houses. The scheme aims to maximise the benefits of natural light, reducing the need for artificial lighting.



*3D aerial view of proposed development*

Each new house has direct access to secure private garden and 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 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. The creation of a new amenity space along the south-eastern border creates space for recreation and relaxation. Boundary treatments will be carefully designed to enhance the character of the area and existing mature trees will be retained along the existing field boundaries.

Each dwelling will meet Welsh Government Housing Quality Standard 2023, Welsh Development Quality Requirements 2021 and follow Lifetime Homes guidance.

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 such as a fabric first approach and solar panels on roofs. 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.



*Above: 3D Aerial View of Proposed Development*

## 5.0 Character

### 5.1 Layout & 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.

Boundary walls, edge planting, and amenity space will enhance the streetscape and improved site access provides safe site entry to the new development for residents and agriculture. Front gardens provide clear plot demarcation and a sense of ownership. Private gardens facing public space have been minimised to enhance security.

Improved amenity spaces with new planting will increase the biodiversity and ecology of the site. Low maintenance planting will include barrier planted shrubbery and hedgerows to support wildlife.



*Site Section B (Refer to AGA Site Sections)*

### 5.2 Scale

The proposed development is residential with two storey dwellings, in varying groupings, with staggered elevations and roof lines to help create interest, identity and architectural variety. The surrounding context has been carefully considered, and the scheme has been designed to reinforce the existing pattern and form of the area.

The house layout incorporates pairs of houses, terraces, and detached plots and are designed to mirror the scale and rhythm of neighbouring dwellings. The arrangement of these dwellings is intended to sensitively address the varying site conditions.

### 5.3 External Spaces

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

The scheme's orientation allows the new houses to benefit from passive solar gain, ensuring good levels of natural light. In addition, kitchens 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.

Refer to Land Studio's drawings for landscaping design.



Land Studio Landscaping Scheme

## 5.4 Site Access

A new access road will be created off the B5437. This will act as a pedestrian and vehicular access and can be adopted by the local highway authority. Additional footpaths have been . For more detailed information please refer to SCP Transport's reports.

## 5.5 Appearance

The village of Clawdd Poncen and nearby areas have a distinct local character and appearance — buildings with render or brick finishes typify the vernacular. These vary in scale, with bungalows and two storey dwellings found in close proximity to the site, with a mix of terraced and detached properties. The properties immediately adjacent to the proposed site are predominately a mix of render and brick facades with concrete tile roofs. The traditional buildings in Clawdd Poncen are mostly finished with render.



*Photos of existing adjacent residential cul-de-sac*



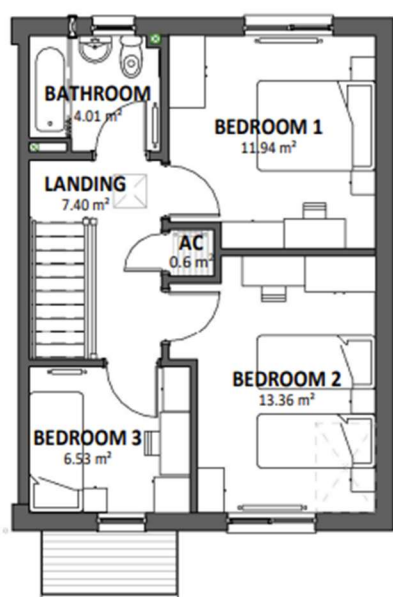
*Existing dwellings in Clawdd Poncen*

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

The proposed external materials are:

- Off white textured render
- Hardie Plank feature cladding
- Pitched roofs to fit in with the surrounding context.
- Energy efficient grey UPVC double glazed windows to complement existing properties.

*Samples of these will be provided at a later date.*



*Refer to Ainsley Gommon Architect's drawings for house type elevations*

## 6.0 Environmental Sustainability

### 6.1 Landscape Setting

The site is located within drivable proximity to local amenities in Corwen, has adequate public transport links and has been designed to reflect the semi-rural 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 rural context, with scale and density cues taken from the surrounding buildings.

### 6.2 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.

All adjacent hedgerows and trees will be protected during the works and retained where possible. Refer to Ecologist's report and Land Studio's landscaping design.

### 6.3 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.

The following strategies will be used to reduce energy usage:

- External elements (walls, floor, roof and windows and doors) to have high thermal properties to reduce heat loss.
- Energy efficient heating and hot water systems will be specified within the units.
- Photovoltaic panels to meet the electrical demands of the properties.
- 100% low energy light fittings will be used within all the properties.
- External drying areas are provided to help reduce energy usage.
- A' rated domestic appliances will be specified within the dwellings.

## 6.4 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.

| Element               | Material              | Outline Specification                                                                            | Green Guide Rating |
|-----------------------|-----------------------|--------------------------------------------------------------------------------------------------|--------------------|
| <b>External Walls</b> | Render                | Through colour render high performance timber frame                                              | <b>A+</b>          |
| <b>External Walls</b> | Fibre cement cladding | Fibre cement cladding with high durability and low maintenance on high performance timber frame. | <b>A+</b>          |
| <b>External Doors</b> | uPVC                  | High performance                                                                                 | <b>A</b>           |
| <b>Windows</b>        | uPVC                  | High performance                                                                                 | <b>A</b>           |
| <b>Pitched Roofs</b>  | Grey Roof Tile        | On trussed rafters                                                                               | <b>A</b>           |

## 6.5 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 Local Authority. Water butts will be provided to collect rainwater and reduce the use of potable water for watering garden plants. A drainage strategy, prepared by Caulmert is included with this submission.

## 6.6 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 Denbighshire County Council.

## 6.7 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.

## 7.0 Access

### 7.1 Site Location

The proposed site is considered to be in a sustainable area within Clawdd Poncen.. It is within walking distance to the centre of the village and public transport, allowing potential residents easy access to amenities in the wider area without the use of a car.

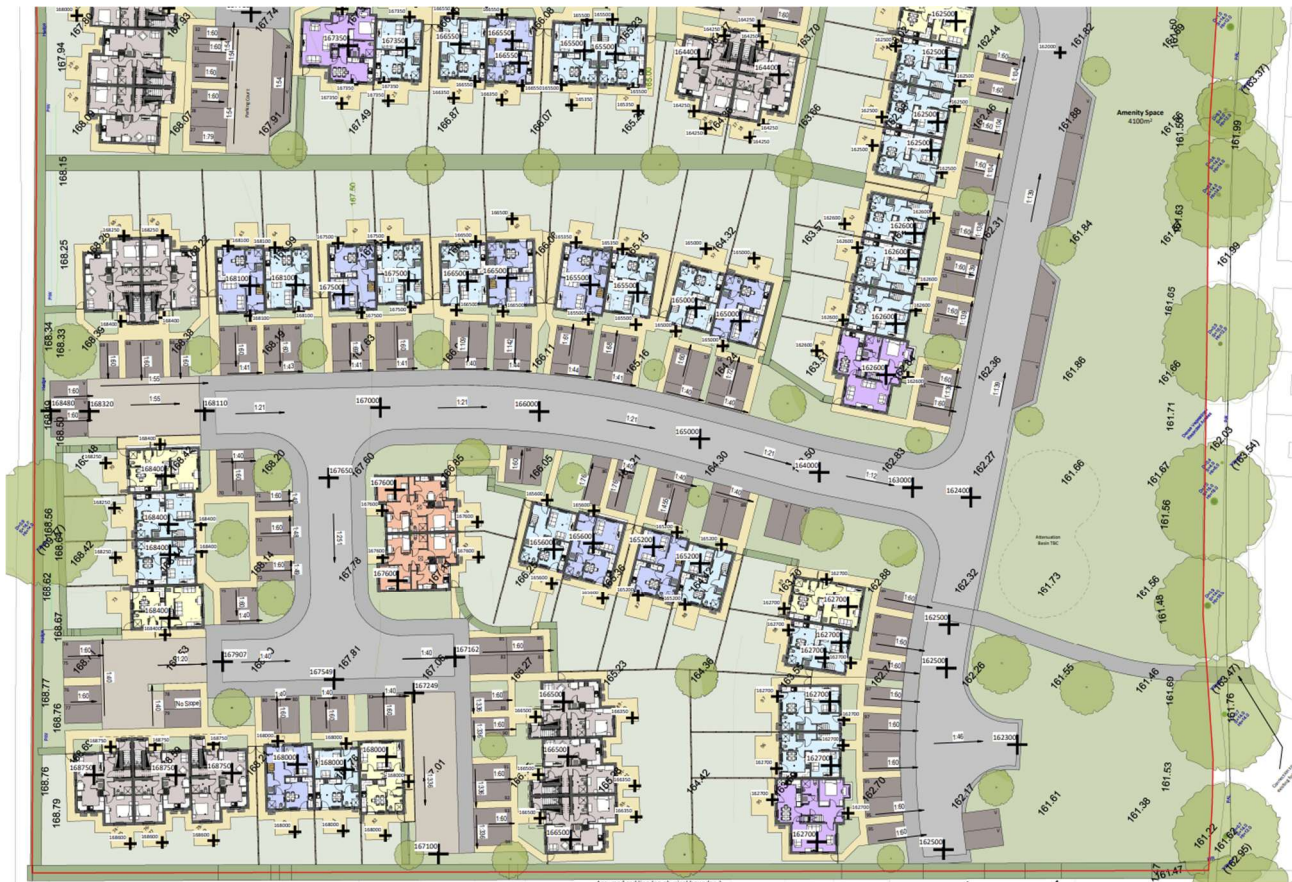
A bus stop located within 100m of the proposed development on the B5437 provides regular services to Mold, Ruthin, and Chester. Residents will be living within drivable distance of local amenities in Corwen, and allows access by car or public transport to the rest of North Wales and further afield via the A494 for more employment and amenity areas.

The development is a short walk from the local primary school (Ysgol Caer Derwyn), along with the playing fields, allowing residents to have a positive relationship with the local community. Additionally, there are plenty of walking and running routes near the village.

Site levels are approximately 162m along the southern boundary, rising to a level of 168m along the northern boundary. There are level changes across the site of around 6m.

### 7.2 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. The topography of this site meant careful consideration during the design process was required to achieve this.



AGA Site Levels Plan Developed for Welsh Government Concept Stage Submission

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 marked by a change of texture and a contrasting colour and where appropriate up stand kerb or low rail.

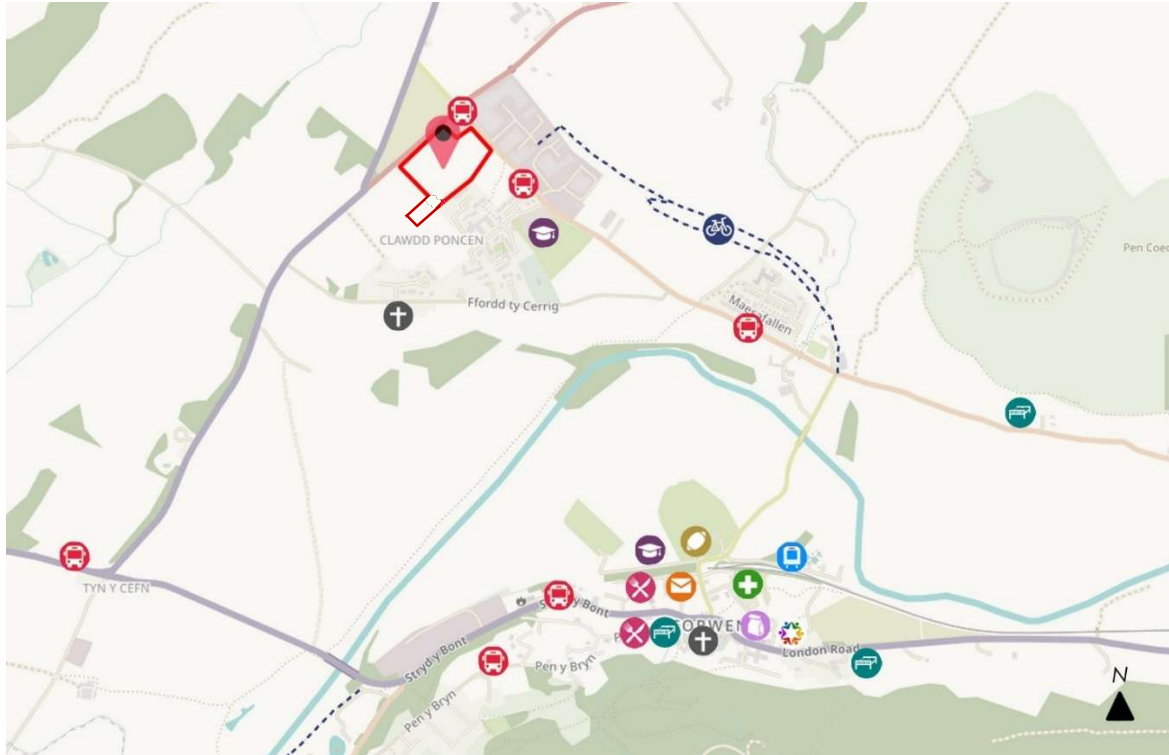
All paths will be a minimum width of 900mm and will be continuous with no obstructions. It is anticipated that paths around the buildings will be a minimum of 1000mm for wheelchair access, and where possible will be 1200mm wide. Building entrances will be highly visible and ramped approaches to entrances 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.

The proposed road has been designed to adoptable standards, complying with Highway Authority guidelines and is able to accommodate emergency vehicle access.

## 8.0 Movement

### 8.1 Transport Modes

The development at Clawdd Poncen aims to facilitate a wide range of different transport modes for residents. Local amenities are within walking and cycling distance, and there are adequate public transport links into the surrounding area, Ruthin, Mold, and Chester.



*Local public transport & amenities*

### 8.2 Servicing

All properties are accessed from a new adopted road and have designated areas to store refuse and recycling bins to encourage residents to recycle and minimise their own waste.

### 8.3 Parking

The scheme provides each dwelling with off street parking. In this case; 3 spaces per 7P4B, 2 spaces for each of the 4P2B & 5P3B houses and 1 space per 2P1B dwelling. The parking spaces are primarily accessed from the parking courts off the adopted highway. There are also 18 visitor parking spaces provided across the site.

### 8.4 Transport Statement

Refer to statement provided by SCP Transport.



*Major road routes connecting to Clawdd Poncen*

## 9.0 Community Safety

### 9.1 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. The scheme will achieve SBD Gold Standard.

### 9.2 Boundary Treatments

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

## 10. Consultation

As a Major Planning Application, consultation with statutory consultees and local residents will occur through the mandatory 28 day Pre-Application Consultation Period.