



Bodnant Avenue, Prestatyn

Design & Access Statement

For Adra

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Directory

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1.0 Background to the Proposal

1.1 Introduction

This Design and Access Statement accompanies the Major Application for Full Planning Consent in conjunction with the planning application drawings and reports prepared by Ainsley Gomon Architects, Grimster Planning and other consultants for the proposed development.

The development proposals have been informed by a planning briefing process carried out by Adra and Atticus Land & Development. The housing mix reflects the results of shared dialogue, and the proposed development responds to housing need discussed with Adra.

1.2 Vision Statement

The intended development aims 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 design seeks to make best use of the most positive features of the site, its open and sunny aspect, visual amenity and accessible location on the outskirts of local amenities and established residential developments. A row of mature trees along Nant Hall Road and the subsequent Arboricultural survey has influenced the layout of the design. Nearby heritage assets and position within a Conservation Area have also been considered when developing the design.

All new homes will be arranged to maximize natural surveillance of public and semi-public spaces and adjacent approaches, while taking advantage of the site's natural features.



3D Aerial View of Proposed Development

2.0 Context

2.1 Location

The scheme is located on the Eastern edge of Prestatyn, a town located 4.1 miles East of Rhyl connected by the A548, and twenty-six miles Northwest of Chester, connected by the A548 with Clwydian Range & Dee Valley National Landscape close by to the South. Approximately 2.5 hectares in area, the site is largely open grassland, established trees with Tree Preservation Orders along the southern, northern and western boundaries. The site is bounded by a caravan park to the east, fields to the north and Ysgol Gymunedol Bodnant to the west. Established residential developments are located to the south and west.

The site is well served by public transport with bus stops located along Prestatyn Road A548. The closest bus stop is 352 yards to the development site on Gronant Road A547 to the south providing regular services. Prestatyn railway station is located 0.5 miles away, with links to Llandudno, Holyhead, Chester, Manchester and Shrewsbury.



- Barkby Beach
- Prestatyn Leisure Centre
- Prestatyn Shopping Park
- Prestatyn Castle Earth Mound
- Ysgol Gymunedol Bodnant
- Prestatyn Train Station
- Prestatyn Nature Reserve
- Prestatyn Youth Centre

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.

This Statement also aims to explain how the principles of Inclusive Design referred to in Planning Policy Wales have been incorporated to create a development that will be accessible, provide flexibility in use, and an environment that is convenient and enjoyable to use for the residents while fitting in well to the national topography.

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 County Borough 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."

Policy RD 1 — Sustainable development and design efficiency states development should:

ii) Make the most efficient use of land by achieving densities of a minimum of 35 dwellings per hectare (unless there are local circumstances or site constraints that dictate a lower density).

vi) Do not unacceptably affect the amenity of local residents, other land and property users or characteristics of the locality by virtue of increased activity, disturbance, noise, dust, fumes, litter, extra traffic generation or visual intrusion.

ix) Have regard to the generation, treatment and disposal of waste during the construction and at the occupancy stage.'

Policy RD 1 — Design and Context further states proposals should:

i) Respect the site and surroundings in terms of the siting, layout, scale, form, character, design, materials of buildings, aspect, micro-climate and intensity of use of land/buildings and spaces around and between buildings.

iii) Incorporate existing landscape or other features, take account of site contours and changes in levels and avoid irreversible damage to heritage assets.'

While the proposed development achieves a density of 25 dwellings per hectare, this is considered the most efficient and appropriate use of the land given the significant site-specific constraints. In accordance with the 'local circumstances' clause of Policy RD 1 (ii), a lower density is necessitated by several non-developable zones, including a Water Pipe Easement and an existing Public Footpath. Furthermore, the layout has been sensitively designed to accommodate sloping topography, a required pumping station, and extensive SuDS features. Crucially, the developable area is shaped by a Tree Preservation Order and the root protection areas of trees surrounding the site, ensuring the scheme integrates with its natural context while providing a high-quality Public Open Space for future residents.



View of trees under TPO on Nant Hall Road viewed from Gronant Road junction

Although the site in Prestatyn has no current allocated status 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 (two, three and four bedrooms) for a wide range of age groups, families and older residents with ample amenity space.

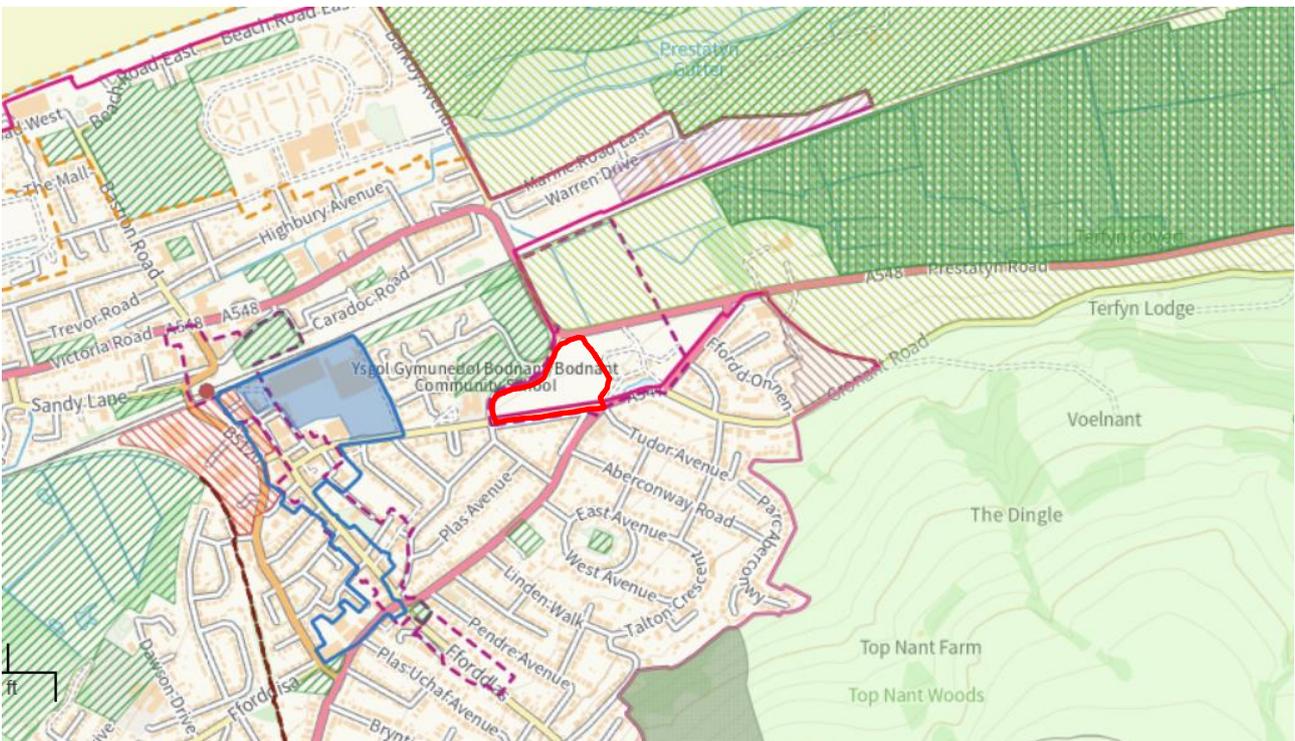


Image from the Denbighshire Local Development Plan Map (site boundary in red)



Topographical Survey of the Existing Site

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 location near the centre of Prestatyn, the development will help facilitate access by providing close links to public transport and improving the pedestrian and cycling link with the local shops and amenities.

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.

An existing public footpath crosses from Nant Hall Road to the junction of Ffordd Parc Bodnant and the A548, which will be retained and upgraded for public use in the development along with other new pedestrian footpaths.

Please refer to drawings and reports produced by Caulmert for further information.



View of existing site from Bodnant Avenue.



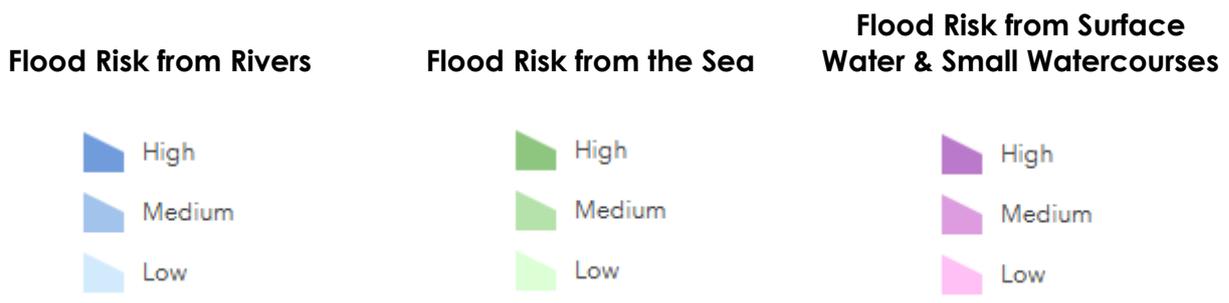
Above: Aerial view of the site (Google Earth). Below: View of site from A548



3.0 Factors Affecting Development

3.1 Flooding

Natural Resources Wales Flood Risk Maps shows that a small portion of the site in the top northeast corner shows a risk of flooding from surface water and small watercourses. An application for SAB Approval will be made in parallel to the planning application.



3.2 Existing Ground Conditions

A ground investigation and engineer's reports will be carried out on the site and this information will be made available to the Council.

3.3 Archaeology

We are unaware of any archaeological finds being made in the area which would warrant any investigation of the site. Refer to Adapt Heritage's Impact Statement for further information.

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. An existing water main runs through the site which has an easement in place.

3.5 Heritage

The site is located in Prestatyn Castle Mound & Nant Hill Conservation Area. Prestatyn High Street is another Conservation Area in Prestatyn within close proximity of the site.

There are multiple listed buildings within the town, particularly on the High Street, the closest is the Grade II listed Nant Mill and is part of the National Monuments Record of Wales (NMRW). Prestatyn Castle Scheduled Ancient Monument is also in close proximity to the site and is part of the (NMRW).



3.5.1 Nant Mill

Nant Mill is a Grade II listed historic watermill (Cadw ID 1525) located to the north of Gronant Road. While the mill appears on 16th-century maps, the current stone structure largely dates from an early 19th-century rebuild, with an internal date of 1823. Historically, the site operated as a multi-functional industrial complex comprising a corn mill, brewery, and malt kiln. It is of particular national significance because it retains rare "over-driven" gearing machinery, a feature typically found in windmills but very unusual in watermills. The application site lies within the broader historic landscape associated with Nant Mill and its former millpond. As a key component of the local industrial heritage, the mill contributes to the character of the surrounding conservation area. The design of the proposed development will sensitively respect the setting of this listed building, ensuring that the scale and materiality of the new dwellings do not detract from the mill's historic prominence or its industrial character within the landscape.

3.5.2 Prestatyn Castle

Prestatyn Castle (Coflein 92922) is a Scheduled Ancient Monument consisting of a 12th-century motte and bailey fortress. Founded by the Norman lord Robert de Banastre around 1164 on the orders of Henry II, the castle had a brief but significant history before being destroyed by the Welsh forces of Owain Gwynedd in 1167. The monument is unique for its "eccentric" design, featuring a low circular motte situated inside a rectangular bailey that was once protected by a substantial stone curtain wall. The application site is located immediately to the south of the castle grounds. Although separated by modern infrastructure, the site forms part of the castle's immediate historical setting. The design will carefully consider this proximity, particularly in the northeastern corner of the site which is closest to the monument. Although little remains of the castle, proposed layouts and landscaping will aim to protect and enhance views toward the castle, ensuring the development remains a sympathetic addition to this sensitive heritage context.

Refer to Adapt Heritage's Impact Statement for further information.



Remains of Prestatyn Castle

4.0 Design Objectives

4.1 The Brief

The aim is to create a modern, well equipped housing scheme that is sensitive to its 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 62 new dwellings comprises:

- 14No. Two person one bedroom apartments
- 8No. Three person two bedroom bungalows
- 19No. Four person two bedroom houses
- 19No. Five person three bedroom houses
- 2No. Seven person four bedroom houses

The size and massing of new homes are arranged in smaller groups or clusters and conceived to respect the scale, character and massing of the surrounding residential properties in Prestatyn and is intended to create a sense of place and sit comfortably with safe access from Ffordd Parc Bodnant with good pedestrian access points across the site.



View of the proposed development from the 'woodland walk'

Orientation has been carefully considered to maximise views and passive solar gain. Living rooms are orientated to the south, east or west, whenever possible, to benefit from direct sunlight. The scheme aims to maximise the benefits of natural light, reducing the need for artificial lighting.

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.

The creation of a new woodland walk to the south and footpath to the north enhances site permeability, linking the new housing to the main road and providing a route that connects the proposed development with the surrounding area. Placing the amenity space in the northeast corner of the site corresponds with the edge of the C1 Flood Zone, ensuring the lowest part of the site is used as efficiently as possible with surface water drainage flowing towards the attenuation basin situated adjacent in this location. Existing trees to the south and west will be retained, providing an attractive green edge to the scheme that encourages wildlife and biodiversity, as well as being compliant with SuDs regulations.

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 new homes 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. Below: View from site entrance



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. 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 D (Refer to AGA Site Sections)

5.2 Scale

The proposed development is predominantly two storeys with a small number of bungalows to vary height and scale, grouped together in smaller clusters with positive frontage to reinforce natural surveillance. Staggered elevations and roof lines will help to create interest, identity and architectural variety. The surrounding context has been carefully considered, and the scheme has been designed to reinforce the existing settlement pattern and form of the area as you approach Prestatyn from the East.

The housing layout mainly comprises family houses in pairs, linked terraces, and larger detached plots all designed to mirror the scale and rhythm of neighbouring dwellings. Small scale groupings of walk-up cottage style apartments are interspersed to provide homes for couples/individual wanting more modest sized accommodation. The broad mix of new homes is intended to sensitively address this important 'gateway site', its relationship with the schedule monument and listed building close by and the varying site conditions, while utilising the existing topography of the site and tree lined backdrop to frame the development.

5.3 External Spaces

The scheme's layout has been carefully considered to optimise the relationship between the new homes, tree lined avenues, amenity space and their surroundings to complement the existing urban grain of the adjacent residential area and caravan park to the East.

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.

A substantial amenity area and woodland walk with protective green margin has been set aside to enhance the mature tree line corridors along Bodnant Avenue and Nant Hall Lane. 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 RML's drawings for landscaping design and further information.



RML Landscaping Scheme '3307-RML-DR-L-01-LandscapePlan'

5.4 Site Access

A new access road will be created off Fford Parc Bodnant. This will act as the main pedestrian and vehicular access and is intended to be adopted by the local highway authority. The existing public footpath crossing the site will be retained, and new pedestrian access points will be added, including the 'woodland walk' along the southern boundary. For more detailed information please refer to information produced by Caulmert and Ashley Helme consultants.

5.5 Appearance

The town of Prestatyn and nearby areas has a diverse local character and appearance — traditional housing typically having render or brick facades or render over red brick with slate or clay tile roofs reflecting the local vernacular. A few older houses in the area have natural stone facades. Residential developments close by were developed over many decades including the interwar and post war periods. They vary in scale, with bungalows and two storey dwellings found in close proximity to the site, with a mix of terraced, semi-detached and larger detached properties.



Existing nearby dwellings in Prestatyn of render over facing brick with red tile roof



Existing nearby dwellings in Prestatyn of render and red brick with grey slate roof



Existing nearby dwelling of render over brick plinth with contrasting grey windows

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
- Red brick to match local style
- Hardie Plank feature cladding to enhance entrances
- Pitched roofs, bays and canopies to fit in with the surrounding context – a mix of grey and red tile
- 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



View looking South along upgraded public footpath providing access to the amenity space

6.0 Environmental Sustainability

6.1 Landscape and Conservation Area Setting

The site is ideally located on the edge of the existing settlement close to Prestatyn's local amenities, has adequate public transport links and has been designed to reflect the semi-urban nature of the site while respecting the position and setting of the schedule monument and Grade II Listed former watermill. Finishes and materials have been chosen carefully to complement the grain of the surrounding area.

From the outset the proposed development has been designed to work with the site and its semi-urban 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 protecting the mature tree lined avenues and enhancing the site with new tree planting to create and enhance existing habitats and provide further feeding opportunities for birds and mammals. The scheme will introduce new avenue trees and hedges to 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 landscaping design by RML.

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.

Where possible materials will be chosen for their sustainability in reference to the 'BRE' Green Guide to Specification.

Element	Material	Outline Specification	Green Guide Rating
External Walls	Render	Through colour render high performance timber frame	A+
External Walls	Brick	Clay brick finish to match existing context	A+
External Walls	Fibre cement cladding	Fibre cement cladding with high durability and low maintenance on high performance timber frame.	A+
External Doors	uPVC	High performance	A
Windows	uPVC	High performance	A
Pitched Roofs	Red and grey roof tile	On trussed rafters	A

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. Consequently, the dwellings have been designed to be as energy efficient as possible so as not to contribute further to climate change.

By making the new homes flexible and sustainable and following the principles of robust construction and energy efficiency, 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

As an urban gateway on the eastern edge of Prestatyn, the proposed site is situated in a highly sustainable location, characterized by its excellent proximity to the town centre. Its position ensures that future residents can easily access a wide range of local schools, businesses, shops, services on foot, bicycle or scooter, thereby significantly reducing an over reliance on private vehicles.

The site benefits from a well-connected network of nearby bus stops and is situated within a short, ten-minute walk of Prestatyn railway station, providing a gateway to the wider region. This central standing is further enhanced by its proximity to essential local infrastructure, including Bodnant Community School, various recreational facilities such as tennis courts and a bowling club—and the local museum.

Adjacent to a small play park and within reach of the area's renowned walking routes and coastline, the development is perfectly placed to foster a strong connection with the existing community. Topographically, the land slopes downward from south to north, featuring a central meadow framed by mature trees and perimeter hedgerows.

7.2 Inclusive Design

The primary aim of the scheme is to create a sense of place that is easily accessible to everyone living within the scheme or visiting the new homes. The mature tree lined avenues abutting the site and sloping nature of the ground meant careful consideration was required during the design process to ensure the new development will fit into its sensitive location within Prestatyn Castle Mound & Nant Hill Conservation Area.



Extract from Site Levels Plan showing compliance with Lifetime Homes Standards

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

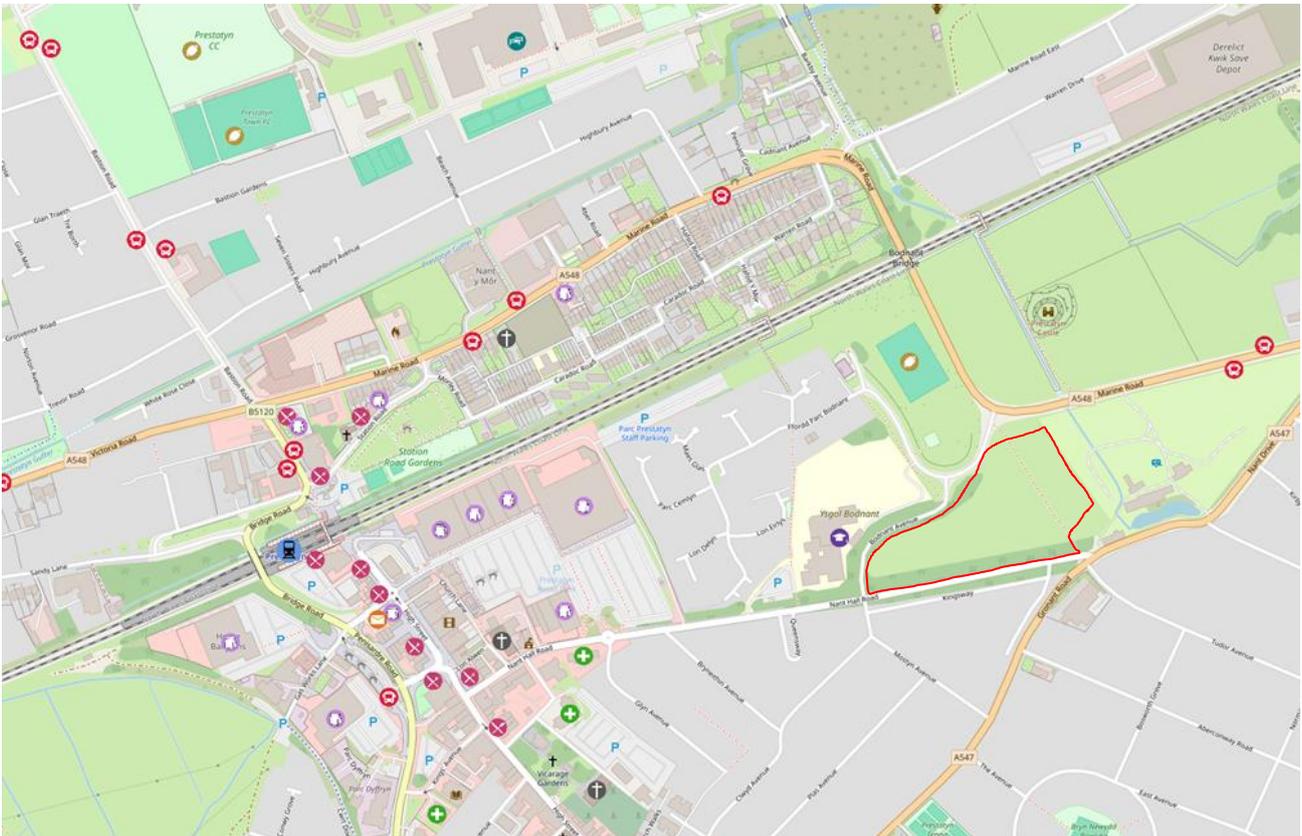
and ramped approaches to entrances will be a minimum of 1200mm wide with a maximum gradient of 1:12. All doors will have a minimum effective clear width of 800mm.

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

There are numerous bus stops located nearby the proposed development, with the closest on Prestatyn Road and Gronant Road which provide regular services to Rhyl, Chester, Holywell and beyond. Residents will be living within walking distance of many local amenities within Prestatyn. Fford Parc Bodnant also allows access by car or public transport to the rest of North Wales and further afield via the A55 for more employment and amenity areas. Prestatyn railway station is a 10 minute walk from the site.



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.

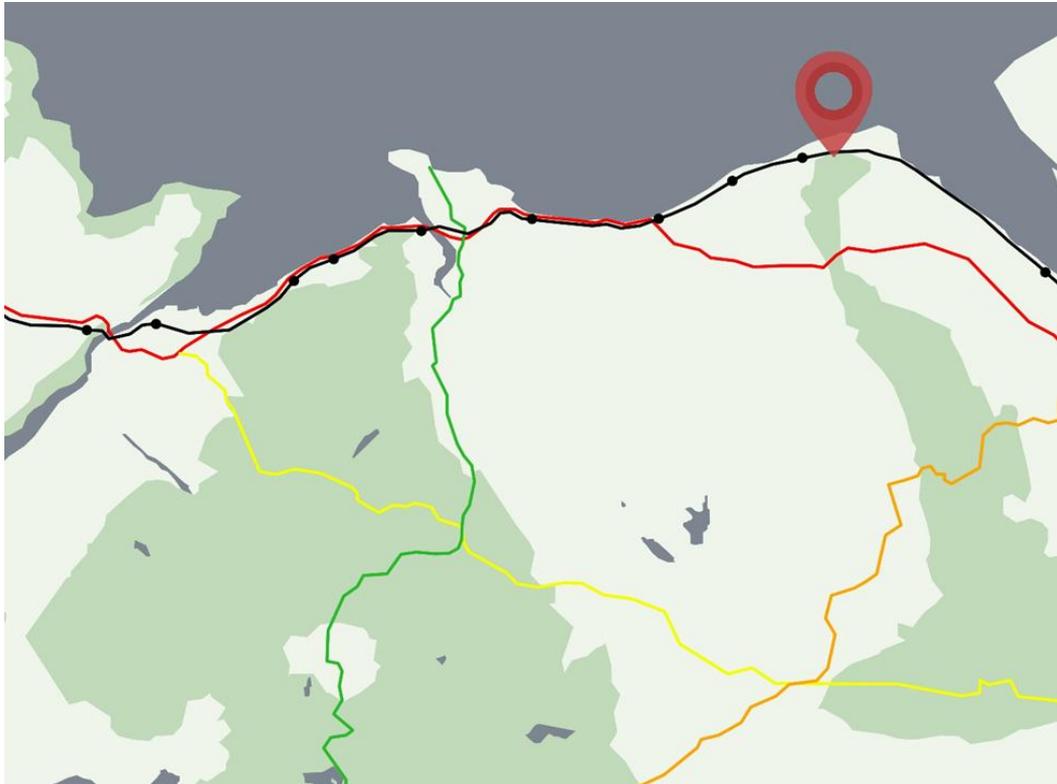
8.3 Parking

The scheme provides each dwelling with off street parking. In this case; 2 spaces for each of the 4P2B & 5P3B houses, 1 space per 2P1B dwelling and 3 spaces for the 7P4B dwelling.

The parking spaces are all accessed off the adopted highway. There are also 10 visitor parking spaces provided across the site.

8.4 Transport Statement

Refer to statement provided by Caulmert.



Major road and rail routes connecting Prestatyn

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 full 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.