

Design and Access Statement

Project: Proposed demolition and redevelopment to provide a new affordable housing apartment block (Use Class C3) and 6no self-contained bungalows (use class C3)

Location: Loreto Convent, Abbey Road, Llandudno

Client: Enfys Developments for Wales and West Housing



M A T T H E W J O N E S A R C H I T E C T S

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1.00 Introduction

1.01 This Design and Access Statement has been prepared on behalf of Enfys Developments in support of a new build affordable housing scheme on a brownfield site known as the former Loreto Convent retreat site, Abbey Road, Llandudno. The purpose of this document is to analyse the site in the context of the Llandudno Town Centre and Seafront Conservation area and consider how the proposals will relate in terms of the design and access of the new development. The analysis aims to ensure the proposed development aligns with local character and planning guidelines and outlines the vision, design intentions, and philosophy for the site. The proposed development involves the demolition of a vacant, disused, former Loreto Retreat Centre for a new affordable housing block comprising thirty residential units and six assisted living bungalows. The project will provide much-needed affordable housing in line with Enfys Developments' objectives. The site is located within the Llandudno Conservation Area, and the design has been carefully developed to respect the historic context while introducing a high quality, modern social housing scheme.

1.02 The purpose of this Design Statement is to justify the proposals within its planning context and to demonstrate that it is a development that will make a positive contribution in terms of its accessibility and design to the local area. The statement will also seek to demonstrate an improved response to the current national guidelines for sustainable development and in particular encompasses the principles set out in 'a model design guide for Wales-residential development'. It also demonstrates provision of inclusive access, ensuring everyone can get to and move through the building regardless of age or disability.

1.03 The proposal has been designed with national and local policy context in mind with due accord paid to all policies relevant to the proposed use. The proposals are in detail form showing scale, landscaping, appearance, and layout. Full plans have been submitted which allow a full assessment of the design and accessibility of the proposal.

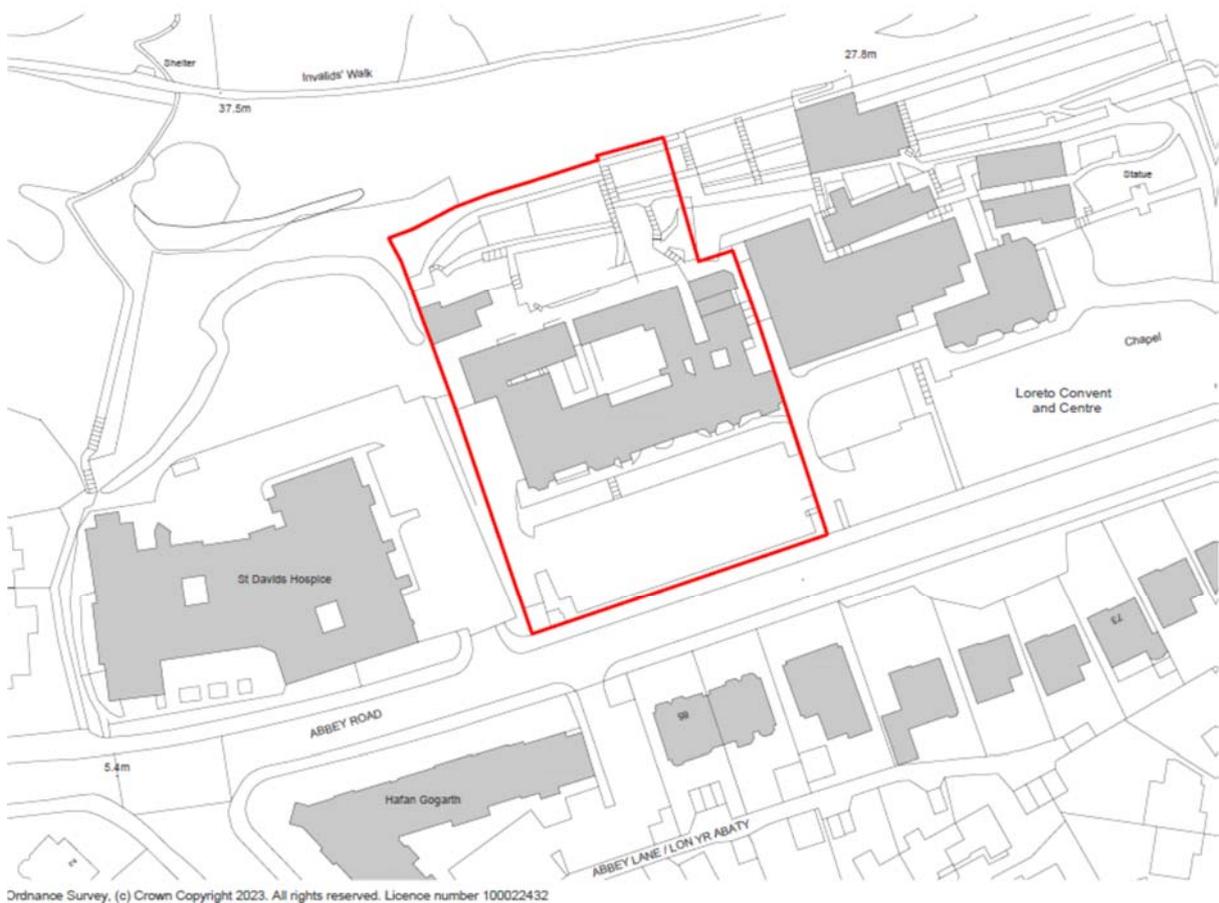
1.04 Considerations related to the built heritage environment are informed by the acknowledgement that development would take the form of demolition of existing buildings, which are historic in origin, and erection of new residential apartments and other facilities. The site is within Llandudno Conservation Area and is in the vicinity of a limited number of Listed Buildings. It is also within the Essential Setting of the Haulfre Gardens Registered Park and Garden of Special Historic Interest and the Creuddyn & Conwy Registered Landscape of Historic Interest. Accordingly, the planning application is supported by a Heritage Impact Statement in which the proposed development and its potential impact on historic fabric and the settings of historic assets and the assets' significances are considered in detail. The Statement is configured with reference to the relevant national and local planning policies for historic assets, the Cadw document Managing the Setting of Historic Assets in Wales (2017) and the Welsh Government's document Technical Advice Note 24: The Historic Environment (2017)



Site location using Extract from Google Earth NTS



Site location in the Llandudno Conservation Area NTS



Location plan showing application site edged in red NTS

2.00 Brief Site History

2.01 The Loreto Sisters (Institute of the Blessed Virgin Mary, IBVM) have maintained a continuous presence in Llandudno since the early 20th Century. The site and buildings at the Loreto Convent have over the years, provided a home for the religious Order, school, retreat centre and community facilities offering social and activity space for the people of Llandudno. Since the arrival of the Sisters, the site has been the subject of continuous change and development over many years, and buildings have been added and removed to meet the changing needs of the Order. The proposals reflect the Sister's continuing situation in terms of meeting present day requirements of the functioning of the Convent and facilities.

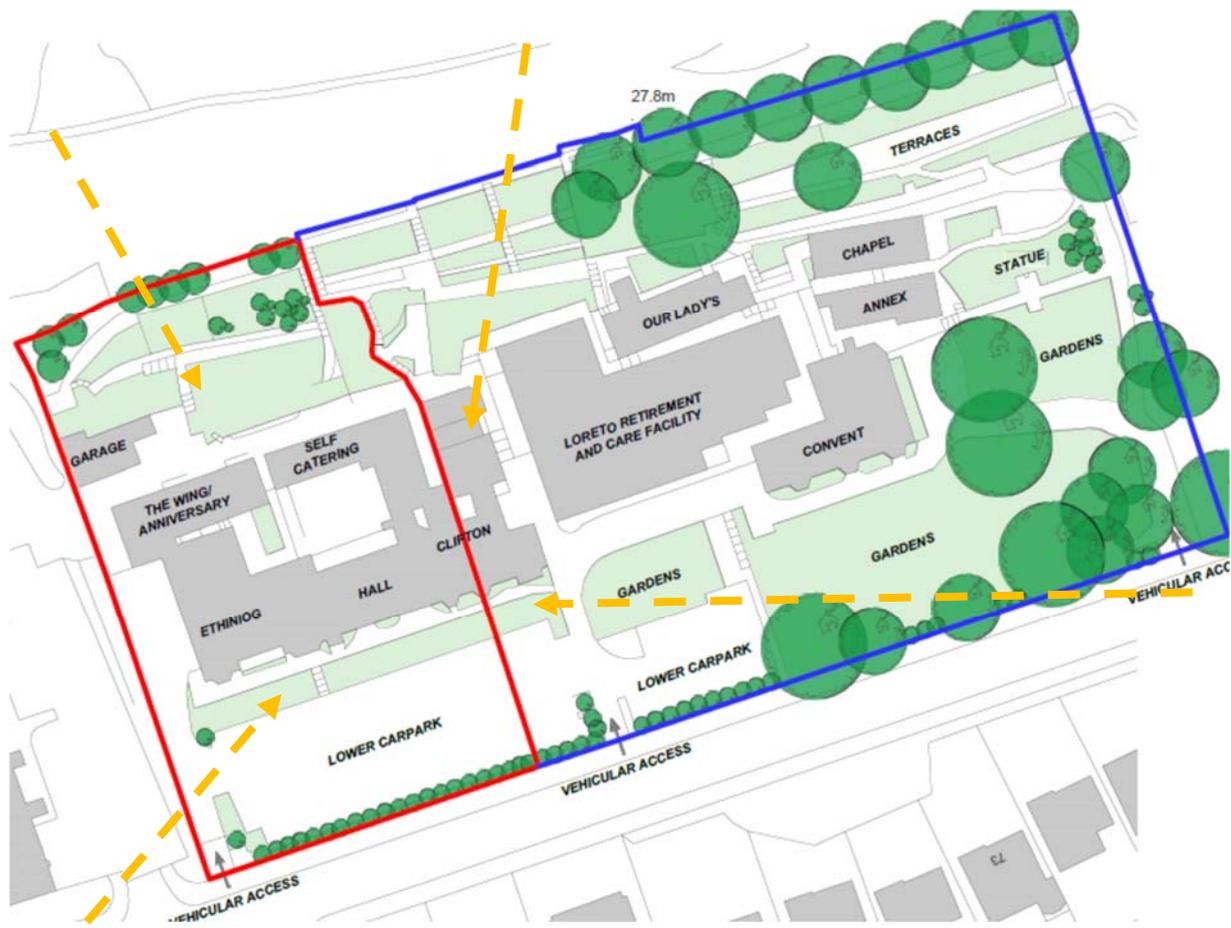
2.02 Historical key dates:

- 1919-The Sisters acquired two properties on the West Shore side of the Great Orme, 'Ethinog' and 'Clifton Lodge', and established a boarding school there, Ethiniog being the School and Clifton the Convent and boarders' dormitories. The school expanded and further accommodation for boarders was gradually added, these areas formerly being used as part of the Retreat Centre, namely, The Wing and the Anniversary Suite
- 1921-The two houses were connected by the Hall, and classrooms added above it.
- 1925- Large Chapel was built adjoining Clifton Lodge on the site, which is now the Convent/Retreat Centre car park. (This chapel was demolished in 1977 when it was no longer needed).
- 1939- The Sisters acquired Bron Meillion, a former private residence today known as 'The Convent' mainly to accommodate a Preparatory School and more boarder dormitories. Further school developments took place over this period, including adding a science laboratory and a home economics section where today's Dining Room (an extension to Bron Meillion in the form of a third bay to the west of the original two bays) and Our Lady's.
- 1970- The novitiate buildings and science block were developed to accommodate groups for the spiritual formation of the laity. About this time, an extra Chapel was built for the use of the groups using the Retreat Centre. It was decided to close the boarding school, and the Diocese of Menevia continued a school operation in the Ethinog-Hall-Clifton complex for over ten years.
- 1987-The buildings were reacquired by Loreto. It was then decided to expand the work of the Centre into Clifton Lodge and the Hall for self-catering options for 'quiet time', retreats and day meetings.
- 1990's- the Provincial Offices were transferred to Ethinog, St. Buenos' Outreach asked to use the lower part of Ethinog for its Catholic Spirituality programme in this part of the Diocese. During the 1990's, this part of Ethinog's extension was set aside for the use of needy people needing some quiet space, on a self-catering basis. Provincial offices re-sited in Manchester
- 2009- The upper part of the same building was allocated to self-catering accommodation for small groups, in honour of the 400th anniversary of the founding of IBVM.
- C.2014-Reassessment of the Covent and retreat facilities and the planning and development of the new Retirement and Care Facility on the adjacent site to commensurate with the needs of the sisters.
- 2020-Completion of the new Retirement and Care Facility and The Retreat Buildings are vacated as they are surplus to requirements and options for their new use are to be explored.
- 2023-Loreto Developments Ltd engage with Wales and West Housing to explore a residential redevelopment options for the site.
- 2024-PAC application prepared and submitted for the redevelopment proposals by Enfy Developments.

3.00 Existing Site description

3.01 The proposed site is located near the West Shore of Llandudno at the west end of Abbey Road near the very North West fringe of the Town Centre. The proposed site forms part of the former Loreto and Retreat Centre and sits just within the Llandudno Town Centre and Seafront Conservation area. The site covers an approximate area of 0.57Ha. The site also lies adjacent to the Great Orme's Head SAC/SSSI and in close proximity to Aber Afon Conwy SSSI. The site is generally rectangular in shape. Abbey Road forms the Southeast boundary with the site flanked either side by St Davids Hospice and The new Loreto Retirement Centre. The main views in towards the site are from the East and West vistas on Abbey Road, and from the North looking down from various footpaths on The Great Orme, in particular 'Invalids Walk' that travels east to west directly behind the site in an elevated position.

3.02 The character of this part of Abbey Road is made up of large-scale buildings such the Loreto Convent buildings, St Davids Hospice to the east and formerly privately owned Villas set within generous spacious plots on the north side, and a mixture of residential three storey Victorian buildings and 1970's bungalows on the south side. The immediate character of this area is made up primarily of the two large ranges one of which (Ethinog, The Hall and Clifton Lodge) was originally two large separate private residential dwellings, co-joined in 1921 by the construction of The Hall, that give a combined distinctive and institutional character. Secondly, the more recently constructed Retirement and Care facility building (2019), set behind the former Convent building, is also an imposing more modern intervention with an identity and architecture of its own. This building adds to the eclectic mix of architecture set within the conservation area and sets strong precedent for future developments in the area. This building happens to fill a gap between Clifton and the former Convent building, which was once occupied by a large chapel building, constructed in 1925 and demolished in 1977.



Overall site plan of the Loreto Convent range of buildings- Red line-Proposed Site Boundary line

Blue line-Area to be retained by Loreto Convent

3.02 The high boundary wall and established hedgerow that flanks Abbey Road footpath also contributes from the highway and this high wall screens some of the foreground of the site. The dramatic craggy backdrop of the Southern flanks of the Great Orme also plays a significant part in establishing the character of this part of the conservation area. The principal buildings are aligned in an elevated position across the site. The open space to the east of the convent is, in contrast, largely devoid of structures and has been laid out as terraced gardens

3.03 The site has a sloping topography that rises up in terraces from Abbey Road that continues up the side of the Great Orme. Directly in front, lies the centre car park, which is a flat area of tarmac, raised up from the road set behind a high boundary wall on Abbey Road as previously described. The former Retreat Centre buildings are set further back from the main road on the upper plateau of land. The former Retreat Centre comprises a number of blocks namely 'The Hall', 'Clifton', 'Ethinog' and 'The Wing/Anniversary Suite'. The buildings are co-joined to give the appearance of one large range of buildings and gives the ensemble an imposing appearance on the street scene. Beyond this, looms the rocky outcrop of the Great Orme providing a sublime, precipitous and dramatic backdrop to the site.



The Retreat range of buildings to be demolished (Ethinog, The Hall and Clifton Lodge 1920's)



The Retreat range of buildings to be demolished (The Hall, The Wing/Anniversary/self Catering wing)

3.04 The wider site context to the west, owned by the Loreto Convent, comprises a cluster of buildings set back from the road that includes the newly constructed Retirement and Care facility for the Loreto Sisters (2019), (see image below) the former Convent building (1931), Our Lady's (c.1940's/50,s), the Chapel (1970) and the Annex. This site does not form part of this planning application but forms an important part of the planning narrative. The buildings across both sites were constructed over many decades and are of mixed quality in both terms of their architecture/appearance and condition.



Retirement and Care facility for the Loreto Sisters (Completed 2019)

3.05 The former retreat building including Clifton, The Hall, Ethinog and the Anniversary Wing are proposed to be demolished to accommodate the new development. These buildings have historically had many uses over the years including boarding school that comprised school hall, dormitories/bedrooms and various scholar rooms such as art, science and home economics classrooms. Uses that are more recent included rooms for the sisters such as dining room, kitchens and bedrooms. More recently, the buildings did offer a variety of spaces for ecumenical groups together with self-catering apartments and en suite rooms, however they are large spaces, costly to run, and do not readily lend themselves to adaptation and / or modification. Furthermore, the facilities within the building are generally poor and the high floor to ceilings preclude any conversion opportunities. The option of converting the Retreat Centre buildings Ethinog, The Hall and Clifton has been explored, but these buildings do not lend themselves for an adequate conversion. These buildings have been developed over a number of years from the original two villas, resulting in a building with numerous changes and adaptations in levels that would create physical and financial restriction making it unviable.

3.06 In summary, whilst we understand that priority should always be to reuse historic buildings within conservation areas, the existing Retreat Centre Buildings have come to the end of their serviceable life and therefore provides inadequate accommodation to meet modern requirements and standards making them unsuitable for adaptation or modification.

4.00 Planning Policy Wales 2024 and TAN 12 –Design

4.01 The Development Plan for the area is the Conwy Local Development Plan which was adopted in 2013. In terms of policy designations, the applicants acknowledge that the site is within a sensitive location. It falls within the Llandudno Town Centre and Seafront Conservation Area, the registered Creuddyn and Conwy Historic

Landscape (CADW) and the Great Orme and Creuddyn Peninsular Special Landscape Area. In terms of the principle of development, the site lies within the defined urban area of Llandudno.

4.02 Both national and local planning policies and guidance affect the planning policy context for the proposal site. These include:

- Conwy Local Development Plan 2007-2022, adopted 2013
- Supplementary planning guidance specifically the Llandudno Conservation Area Appraisal (LDP14) Management Plan (LDP15), adopted 2015
- Planning Policy Wales, January 2016, with regard to the Historic Environment (Chapter 6)
- WO Circular 61/96 Planning and the Historic Environment: Historic Buildings and Conservation Areas, and guidance from CADW.

4.03 Section 6 of the PPW, 'The historic environment', provides the policy framework for the conservation of the historic environment. The following guidance is relevant to the application site.

4.04-6.3.6 Local planning authorities have responsibility for considering the historic environment as part of their role in preparing development plans and determining planning applications. They also have responsibility for determining listed building and conservation area consents in their areas. They are required to formulate and publish proposals for the preservation and enhancement of the character or appearance of conservation areas. The positive management of conservation areas is necessary if their character and appearance are to be preserved or enhanced, and their heritage value is to be fully realised. Local planning authorities should establish their own criteria against which existing and/or new conservation areas and their boundaries should be reviewed. The preparation of conservation area appraisals and management plans can assist planning authorities in the exercise of their development management functions. Applications by local planning authorities for works in their area affecting listed buildings and the demolition of buildings in conservation areas are determined by the Welsh Ministers.

4.05 The scheme aligns with **Planning Policy Wales (PPW) – Edition 12**, which encourages the development of new housing on brownfield sites as a priority, particularly in sustainable locations within the development boundary. The site is ideal for redevelopment under the PPW's commitment to making the best use of land within existing urban areas. These design proposals have been prepared in line with the policies outlined in Planning Policy Wales (Edition 12, February 2024) and addresses in particular the technical advice under TAN 12 document relating to design.

4.06 Paragraph 2.9 relates to Place making which is the Welsh Governments initiative to a holistic approach to the planning and design of development and spaces, focused on positive outcomes. Place making emphasises the need to use existing land, which is vacant or under used in and around existing settlements, especially where it would promote sustainability objectives.

4.07 We consider the proposed building to be a well-designed solution, which meets the opportunities and challenges posed by the sloping site on the bottom side of the Great Orme. The local characteristics of the area will be complimented by this contemporary design and choice of materials that make a connection with the local vernacular, which reinforces local character and embraces the criteria laid out in TAN 12.

4.08 To address the character objectives set out within TAN 12 and PPW 12th Edition (2024), the design addresses the following:

- ✓ *Sustaining or enhancing local character.*
- ✓ *Promoting legible development.*
- ✓ *Promoting a successful relationship between public and private space.*
- ✓ *Promoting quality, choice and variety.*
- ✓ *Promoting innovative design.*

4.09 Vision:

- To create a modern sustainable residential development that responds to the layout of the site and respects its location in the conservation area
- A development that makes the most efficient use of this underused site.
- A development that responds to modern day living and environmental technologies and construction techniques available i.e. MMC.
- To create a new sense of space that is distinctive, both enriching and respecting the local character
- A development that reinforces the site qualities.

4.10 The design has been developed in accordance with **Technical Advice Note (TAN) 12: Design** that emphasises the importance of high-quality design in all new development, particularly in Conservation Areas. TAN12 provides general guidelines, which have been addressed.

4.11 Paragraph 2.7 is of particular relevance to this proposal as it emphasises the adoption of a holistic approach to design, which avoids “*prescriptive standards*” and instead focuses on reaching a good design solution that is appropriate for the context and which pays regard to all of the requirements of good design such as access, character, community safety, movement and environmental sustainability. This approach has been adopted at the site resulting in a high quality design that is not only appropriate to the area, but also reflects the requirement to reduce its environmental impact. It is considered that the proposed scheme meets these objectives.

4.12 Other Key relevant clauses from TAN 12 include:

- **Paragraph 2.6:** Good design should meet the local character and distinctiveness, enhancing the site’s immediate and surrounding area.
- **Paragraph 4.5:** In conservation areas, it is essential to respect the architectural form, massing, and layout of existing buildings.
- **Paragraph 5.11:** Modern development should integrate seamlessly into historic environments through the use of appropriate scale, massing, and materials, while still offering innovation and contemporary living standards.

4.13 A full appraisal has been undertaken of the site’s context as required by section 4 of the TAN, with particular focus on character and landscape; this has resulted in a successful design solution for the site that takes full account of its unique characteristics. This scheme meets these objectives.

5.00 Local Planning Policy-Conwy County Council’s Local Development Plan, adopted 2013

5.01 This development also aligns with Conwy Borough Council’s **Local Development Plan (LDP)**. Specifically, it meets the policies on housing, good design, and development in conservation areas.

5.02 STRATEGIC POLICY DP/1 – SUSTAINBLE DEVELOPMENT PRINCIPLES

1. Development will only be permitted where it is demonstrated that it is consistent with the principles of sustainable development. It cites a number of requirements that developments must fulfil and of particular relevance are:

d) Conserve or enhance the quality of buildings, sites and places of historic, archaeological or architectural importance in line with Strategic Policy CTH/1 - ‘Cultural Heritage’;

g) Make efficient and effective use of resources - by employing sustainable building techniques, incorporating energy and water conservation measures and, wherever possible, the use of renewable energy, in line with Policy DP/3 and Strategic Policy NTE/1.

2. Development proposals should also where appropriate (*again including most relevant*) :

a) Provide safe and convenient access by public transport, bicycle and on foot minimising the need to travel by car in line with Policy DP/2 and Strategic Policy STR/1 - ‘Sustainable Transport, Development and Accessibility’;

d) Be designed to a high standard, being attractive, adaptable, accessible, safe and secure as set out in Policy DP/3;

f) Conserve or enhance the quality of valued open spaces, the character and quality of local landscapes and the wider countryside in line with Strategic Policies NTE/1 and CFS/1 - 'Community Facilities and Services'.

5.03 POLICY DP/3 – PROMOTING DESIGN QUALITY AND REDUCING CRIME

1. All new development will be of high quality, sustainable design which provides usable, safe, durable and adaptable places, and protects local character and distinctiveness of the Plan Area's built historic and natural environment.

5.04 POLICY DP/4 – DEVELOPMENT CRITERIA

Development proposals, where appropriate and in accordance with the policies of the Plan and the Council's Standards should provide the following:

- a) Affordable Housing for Local Need;
- b) Safe access from the highway network and enhancement of public transport, cycling and pedestrian infrastructure;
- c) Car parking;
- d) Safe and secure cycle parking;
- e) Open Space;
- f) Safe and convenient access for all to public buildings and spaces, including those with limited mobility or those with other impairments such as of sight or hearing;
- g) Screened storage of refuse, including recyclable materials;
- h) A design and layout that minimises opportunities for crime;
- i) Financial contributions towards the provision and maintenance of infrastructure, services and facilities required by the development.

5.05 STRATEGIC POLICY CTH/1 – CULTURAL HERITAGE

The council is committed to protecting and, where appropriate, enhancing its cultural and heritage assets. This will be achieved by:

- a) Ensuring that the location of new development on both allocated and windfall sites within the Plan Area will not have a significant adverse impact upon heritage assets in line with Policies CTH/2 – 'Development Affecting Heritage Assets', DP/3 – 'Promoting Design Quality and Reducing Crime' and DP/6 – 'National Planning Policy and Guidance';

5.06 POLICY CTH/2 - DEVELOPMENT AFFECTING HERITAGE ASSETS

Development proposals which affect a heritage asset listed below (a-f), and/or its setting, shall preserve or, where appropriate, enhance that asset. Development proposals will be considered in line with Policy DP/6, where applicable and Policy DP/3.

- a) Conservation Areas
- d) Listed Buildings

5.07 HOUSING POLICY HOU/2: The development will contribute to the local supply of affordable housing, addressing the demand for one-bedroom units and specialist housing in the form of wheelchair-accessible and assisted living homes.

5.08 CONSERVATION AREA POLICY CTH/1 & Policy CTH/2 – DEVELOPMENT AFFECTING HERITAGE ASSETS-

These policies requires that new development within conservation areas must enhance or preserve the character and appearance of the area. The proposed building layout reflects the scale and massing of surrounding buildings structures which vary is their form , scale and massing. The regular, vertically proportioned fenestration ensures that the new buildings are sympathetic to the local architectural style, while maintaining a contemporary identity. The use of appropriate materials, including stone cladding, slate effect roofs, and rendered facades, ensures the new development respects and enhances the local character.

6.00 Design and Layout

6.01 The following pages of this Design and Access Statement will describe and illustrate in detail the following general principles and concepts that have been applied in the design of the proposals forming this application:

- Sustain and enhance the existing character of the Llandudno Conservation Area.
- Innovative, modern design, built to the highest standards
- High quality landscaping scheme to enhance the external settings visually and functionally.
- Adaptable construction to provide flexibility in order meet future changes in requirements.
- Inclusive design with access to all floors and in and around the site for ease of use for everyone.
- Flats and Bungalows that are fully DDA compliant.
- Visual and physical link at ground floor level between internal and external spaces.
- Designed in line with community safety principles.
- Adaptable construction to provide flexibility to meet future changes in requirements.
- Part of an overall development plan for the whole site design not to restrict future requirements.
- Layouts that meet practical requirements for access for vehicles and pedestrians.

6.02 Inclusive design principles must be adopted to deliver adequate provision for all people, including those with mobility impairments, sensory impairments and learning difficulties. This aspect of the design is covered in more detail in the 'Access' section of the statement.

6.03 The proposed development involves the demolition of the existing disused vacant former Loreto Retreat Centre with a new residential Social housing building comprising a block of 30 flats along with six self-contained/assisted living bungalows. The block of flats is located on the upper part of the site, occupying the footprint of the former Retreat Centre building, while the six bungalows are laid out in three blocks of two to create a courtyard arrangement on the lower part of the site, ensuring a cohesive and open layout. Further heritage justification for the demolition of the existing building will be covered in a separate Heritage Impact Statement (HIS) by Fenix Heritage, which will be submitted in support of the PAC/planning application.

6.04 The proposed new build block of flats consists of 30 flats comprising 28 one bed flats and two, two bed wheelchair accessible flats. Each floor plan utilises multiple flats using the Welsh DQR compliant typology. This gives a regular floor plan to each level and results in a regular fenestration to each elevation. The building is traditional in its overall form and massing with modern touches to give the building a contemporary feel. The building is three-storey and set into the sloping topography of the site. It has a simple, symmetrical, regular geometric form with pitched roofs. The building is unfussy and uncomplicated in its architecture to give it simplicity and elegance with the overall massing diluted with protruding gable walls/ends, which breaks up the massing that is reminiscent of the former Retreat building to be demolished. The general scale and massing is reflective of the existing building, which is equally an imposing edifice on the street scene as viewed from Abbey Road and 'Invalids walk' behind.

6.05 In a nod to the existing building, the overall general feel of the architecture is characterised using some Victorian principles being steeply pitched roofs, vertical proportions to the fenestration, a façade appearing typically high and often gabled that adds height to the silhouette. Fenestration is a key element, with windows often vertically proportioned, emphasizing verticality and usually symmetrically arranged. The overall design favours vertical proportions, with elongated windows and steep roofs contributing to the sense of grandeur and elegance.

6.06 The architectural design of the bungalows is more modest and a little more unassuming. Again, the buildings are simple regular geometric form with a simple duo pitched roofs. The bungalows are split in to three separate pairs of dwellings, located on the lower level of the site, and arranged in a 'U' shape to create an enclosed courtyard. This space will be a communal residential courtyard garden shared and used by the residents of the complex. It typically will feature hard and soft landscaping, seating areas, and walking paths. The courtyard garden will foster a sense of community by providing a central gathering place for social interaction and relaxation. It also enhances residents' quality of life by offering a peaceful, green environment for leisure, promoting well-being, and encouraging connection with nature within this residential setting.

6.07 In respect of overlooking, the two main facades to consider are the east and west facing elevations of the main flats building. The offset distance of the east facing façade to the newly built Retirement and Care facility building is 21m. This is compliant with the minimum offset distance for overlooking and privacy for residential schemes of this nature. Again, the west-facing facade onto St. Davids Hospice building is well in excess of the 21, also making this aspect compliant in respect of overlooking and privacy.

6.08 The overall design of the development respects the surrounding street scene, with the scale and massing in keeping with adjacent buildings. The form of the proposed buildings is traditional, reflecting the historical architectural features of the area, but also incorporates modern design elements to provide contemporary and efficient living spaces.

6.09 All proposed new buildings will be sustainable in their construction and aiming to achieve a high SAP rating by using modern methods of construction (MMC) adopting very high levels of insulation. The scheme embodies our client's current thinking about new build affordable housing including efficient design, low energy consumption using sustainable principles that will underpin the design and adopting renewable energy systems where possible and bio-philic principles that incorporates nature into the building to improve the health and well-being of its users.

7.00 Materials and finishes

7.01 The palette of materials have been chosen carefully to make the building as in keeping and recessive as possible into its natural landscape and surroundings whilst giving it an identity of its own. The muted multi-colour facing brickwork and grey cladding creates a more muted looking architecture that helps the building blend in to its surroundings from distant vantage points from the east and west. The lower floor will be 'anchored' to the ground with facing brick plinth allowing the building to sit against the rocky outcrop behind. Some of the windows have been 'framed' externally with a protruding aluminium frame to emphasise the vertical proportions. Furthermore, the elevations are broken up with vertical cladded recesses between each gable end to break up the massing and emphasise the vertical proportion of the facades.

MATERIAL FINISHES -

WALLS

01-FACING BRICK
(SYNTHESYS S09)

01a-STONE PLINTH
(TO MATCH EXISTING BOUNDARY WALLS - GRANITE)

02- GREY ROCKPANEL CLADDING

03 - OFF WHITE THROUGH COLOUR RENDER

DOORS & WINDOWS

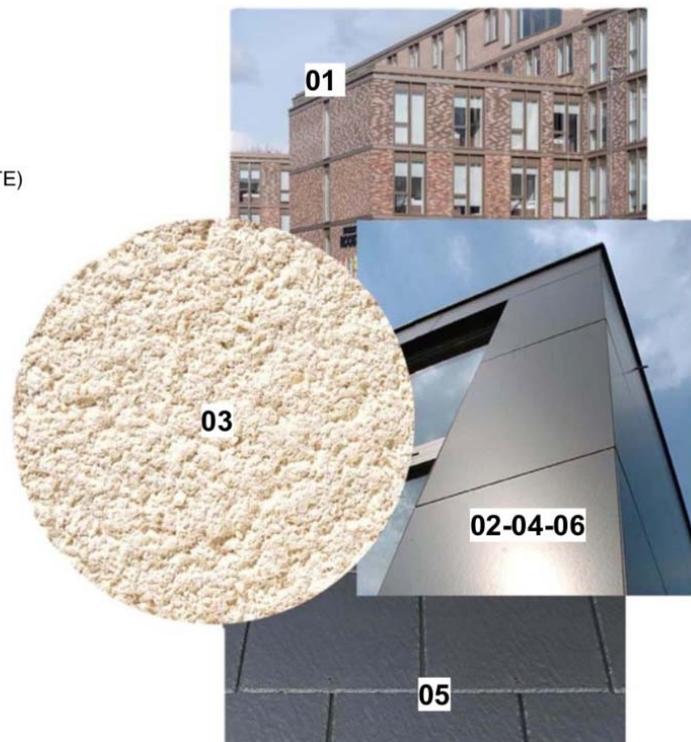
04 - GREY UPVC WINDOWS AND DOORS

ROOF

05 - FIBRE CEMENT SLATES

FASCIAS, RW GOODS & WINDOW SURROUNDS

06 - GREY POWDERCOATED ALUMINIUM



PERSPECTIVE 3D VIEW 01



PROPOSED SOUTH ELEVATION APARTMENTS

Proposed Typical Elevation of the block of flats



Proposed Street Scene from Abbey Road

Contextual CGI's of the proposals:



View of proposals looking North –East



View of proposals looking North –West

8.00 Access and Movement

8.01 This access statement outlines how the proposed development ensures inclusive, safe, and efficient access and movement for vehicles and pedestrians, adhering to the requirements of a Design and Access Statement (DAS) under Welsh Government guidelines. In accordance with Planning Policy Wales (PPW), this scheme promotes sustainable, inclusive, and accessible development, facilitating ease of movement for all. The proposal aligns with PPW's key objectives:

- Ensuring the layout encourages sustainable travel (walking, cycling and public transport).
- Providing safe and efficient access routes for all users.
- Minimizing environmental impact by using sustainable materials and green transport solutions.

8.02 Active travel; the site is accessible by a range of modes of transport including car, bike, motor cycle, mobility scooter and Bus. The nearest bus stops are conveniently located within 5-minute walk on the West Shore and Gloddaeth Avenue.

8.03 The site is well served by public footpaths and is excellently located within easy walking and cycling distance to a range of amenities and facilities in the local area. A number of these are located in the immediate vicinity on the West Shore, Great Orme and Llandudno Church Walks. This includes One Stop Food outlet, a range of shops, cafes, pubs and restaurants. The North Wales Coastal path is located nearby on the West Shore serving a local network of public footpaths. A children's playground and boating lake are located a five minute walk located on the West Shore.

8.04 **Vehicular Access:** A new vehicular and pedestrian access will be provided at the North end of the front boundary off Abbey Road. The access point has been designed in accordance with PPW TAN 18 and Conwy SPG LDP02 Highways Standards where possible, with appropriate visibility sightlines, gradients, and widths for safe access. Specific design considerations include:

- **New vehicular access** will be designed with a min width of 5.5 meters to accommodate two-way traffic with a maximum gradient of 1 in 20 for the first 4 metres and finished with bound material with a 1 in 10 gradient thereafter diminishing back to 1 in 20 to the upper car park level. A 1.4m wide walkway will be provided on one side.
- **Surface materials:** Durable and sustainable materials will be used to manage surface water and enhance safety.
- **Parking provision:** A total of 22 no Parking spaces will be provided over two decks of which will include 2 no accessible parking bays which will be positioned close to the building entrances, compliant with DDA (Disability Discrimination Act) regulations. Electric vehicle charging points are incorporated into parking areas to promote sustainability. Parking spaces will be min 2.6m wide x 4.8m long in line with Conwy Highways SPG LDP02.

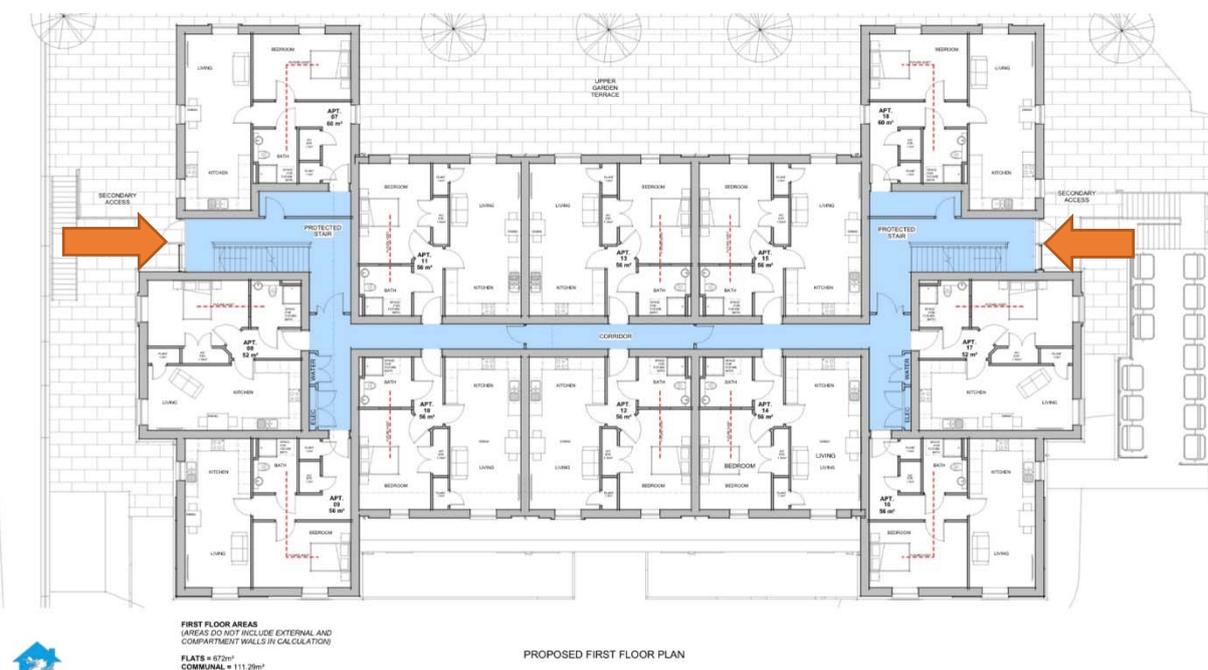
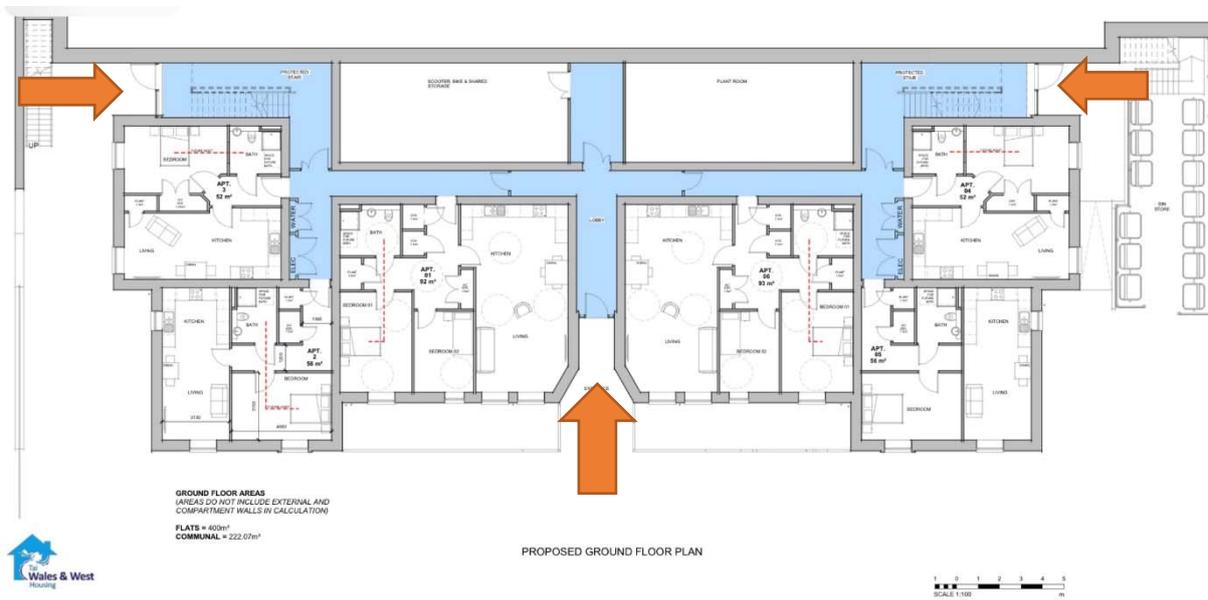
8.05 **Pedestrian and Cycle Movement.** Pedestrian routes and access roads have been designed to encourage sustainable travel, with direct, safe, and legible paths throughout the site. Key features include:

- **Pedestrian Priority:** Wide, well-lit footpaths are provided, ensuring clear, unobstructed movement for all users.
- **Cycling:** Secure cycle storage is integrated within the development by providing a dedicated cycle store located inside the main building.
- **Crossings:** Pedestrian crossings and dropped kerbs are provided at key junctions, ensuring safe movement throughout.

8.06 **Inclusive Design and DDA Compliance.** The development has been designed to ensure accessibility for all, in line with Inclusive Design principles and DDA regulations. The following measures are integrated:

- **Level Access:** All five entrances to buildings will provide level access or gentle gradients compliant with Part M of the Building Regulations, ensuring ease of use for ambulant disabled/wheelchair users and those with mobility issues.
- **Internal Circulation:** 2 no Part M compliant staircases allow access to all levels in the flats building.
- **Accessible Dwellings:** The residential units are designed to meet the requirements of Lifetime Homes standards, providing adaptability for residents with disabilities or those who may develop mobility needs.
- **Visual and Physical Connectivity:** Ground floor communal entrances and stair wells are designed with large windows and level thresholds to visually and physically link indoor and outdoor areas, enhancing accessibility and encouraging social interaction.

Typical Floor plans of flats showing access points and main circulation:



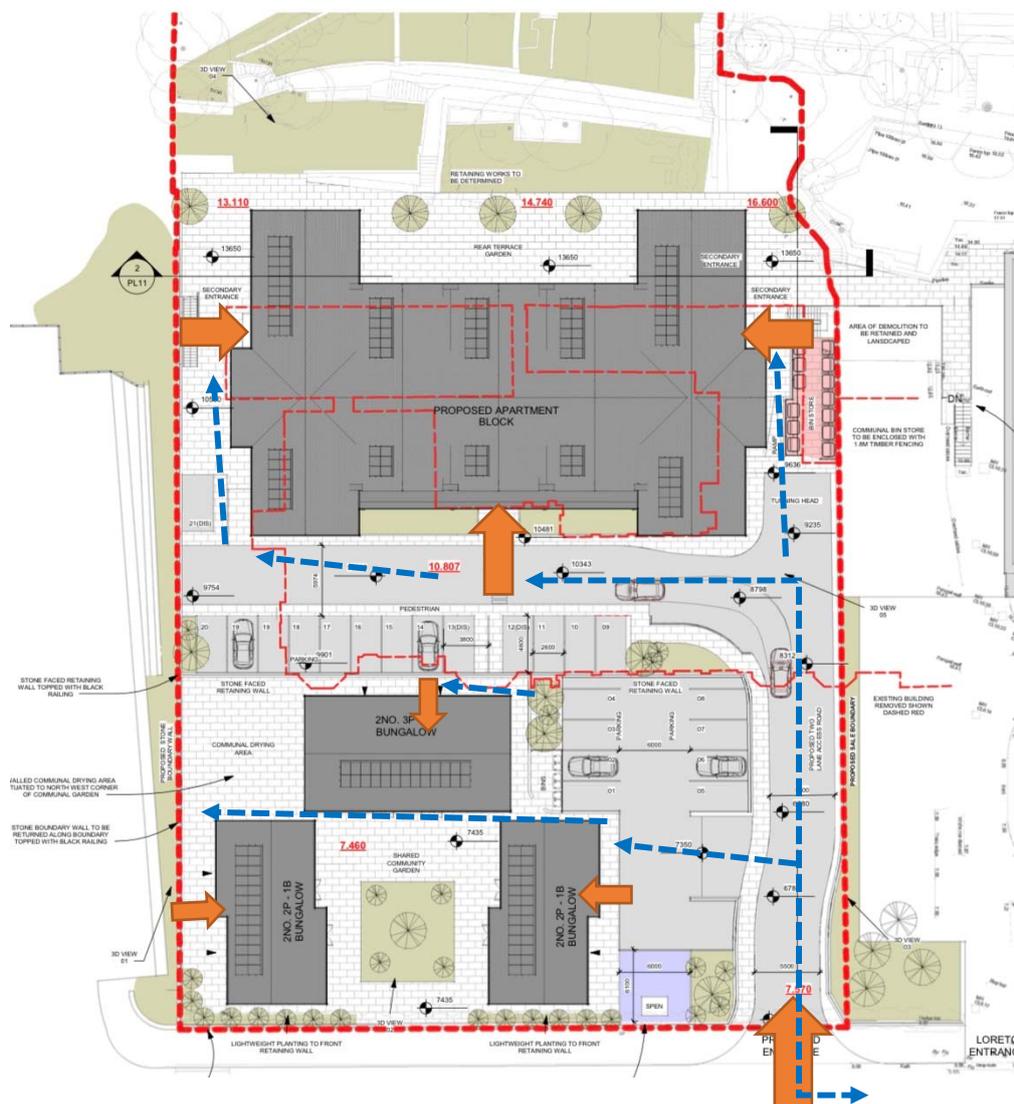
8.07 **Sustainable Design and Movement.** The development promotes sustainable movement through its design. Walking and cycling are encouraged by:

- **Clear pathways and signage:** Routes throughout the site are well-signposted and connect to nearby public transport links.
- **Public transport:** Bus stops are located within walking distance of the site, with clear pedestrian links provided.
- **Green spaces:** Well-connected communal gardens enhance the quality of life and promote outdoor living for the residents.

8.08 **External Landscaping and Public Realm.** The landscaping design integrates the movement strategy, ensuring a seamless flow between the public and private realms:

- **Shared surfaces:** Where appropriate, streets and pathways use shared surface treatments to create an inclusive, low-speed environment.
- **Surface materials:** Non-slip, durable materials such as resin-bound gravel and tactile paving are used throughout the development.
- **Lighting:** Energy-efficient lighting ensures safe movement during the evening and night, designed to avoid light pollution while ensuring security.

Proposed site plan showing pedestrian/vehicular routes and access points



8.10 Conclusions. In summary, the proposed social housing scheme fully adheres to the policies set out in *Planning Policy Wales*, *Manual for Streets*, and DDA regulations, ensuring a well-considered layout that prioritises accessibility, inclusivity, and sustainability. The development promotes:

- Safe and efficient vehicular access, compliant with Conwy Highways Standards.
- Pedestrian and cyclist priority through clear, direct routes and shared surfaces.
- Inclusive design principles, ensuring accessibility for all users both within the buildings and throughout the site.
- Strong visual and physical connections between indoor and outdoor spaces, encouraging social interaction and ease of movement.
- This scheme sets a benchmark for future residential developments, providing high-quality, accessible, and inclusive social housing in Wales.

9.00 Welsh DQR Standards

The proposed social housing scheme will be designed in full compliance with Welsh *Development Quality Requirements* (DQR) standards, ensuring high quality, sustainable, and functional homes for residents. The design will focus on the following key principles:

1. **Space standards:** Dwellings will meet minimum space requirements for all rooms, ensuring they are functional, adaptable, and promote a good quality of life.
2. **Accessibility and adaptability:** Homes will be designed to accommodate residents' changing needs over time, with layouts allowing for easy adaptations for mobility or disability support.
3. **Energy efficiency and sustainability:** Buildings will incorporate high insulation standards, efficient heating systems, and sustainable construction methods to meet energy performance standards.
4. **Security and safety:** The scheme will incorporate secure-by-design principles, including secure entry points, natural surveillance, and appropriate lighting.
5. **External spaces:** Provision of private gardens, shared green spaces, and adequate storage for bicycles and refuse will enhance the external environment.
6. **Community and integration:** The development will be integrated into its surroundings, with good links to local services, public transport, and designed to foster community interaction.

In summary, the design of the buildings, both internally and externally, adheres to the **Welsh Development Quality Requirements (DQR)**, ensuring that the units meet the highest standards of quality, safety, and accessibility. The units are designed to maximise light whilst controlling solar gain, ventilation, and functional space, while ensuring adaptability for future residents. All buildings are designed with accessibility in mind, and the external areas have been landscaped to provide communal spaces that foster a sense of community among residents.

10.00 Secured by Design

The proposed social housing scheme is designed to comply with the principles of *Secured by Design* (SBD) to ensure a safe, secure, and welcoming environment for residents. Key design principles include:

1. **Natural surveillance:** Layouts will maximize visibility of communal areas, pathways, and parking through strategic building placement, window positioning, and appropriate landscaping.
2. **Boundary definition:** Clear boundaries between public and private spaces will be established using fencing, hedges, or gates to deter unauthorised access.
3. **Access control:** Restricted access to residential areas will be achieved with secure entry points and well-lit pathways, ensuring ease of movement while preventing unwanted intrusion.
4. **Lighting and visibility:** Adequate access and building lighting will enhance visibility at night, reducing potential hiding spots and increasing safety.
5. **Security of doors and windows:** High-quality certified secure doors and windows will be installed to prevent forced entry.
6. **Communal space security:** Shared spaces such as courtyards will be overlooked by residences to encourage ownership and reduce antisocial behaviour.

11.00 Environmental Sustainability

11.01 Matthew Jones Architects have been working closely with fellow consultants to ensure the proposed development incorporates sustainability measures to reduce its environmental impact and minimise the demand for energy, water, materials and creation of waste. The building has been designed to conform with all current Building Regulations, including compliance with Part LA in terms of the energy performance.

11.02 A statement will be submitted separately to accompany any planning application regarding the potential to incorporate installation of low and zero carbon technologies. The report will record the anticipated energy requirements of the building and seeks to identify suitable sustainable means of providing this energy and identify cost effective solutions to meet local planning and building control compliance requirements.

11.03 It is proposed that the following systems will be incorporated into the building design:

- MVHR (Mechanical Ventilation and Heat recovery) system to all flats
- ASHP (Air source Heat pumps) to all flats
- Extensive LED lighting and daylight linked lighting control within common areas.
- Roof mounted Photovoltaic panels

11.04 The photovoltaic panels form an important part of the approach to the sustainable aspect of the design. These are proposed to be located on the roof of the south-west facing roofs. In addition to providing a sustainable source of power to the building, any excess can be fed into the National Grid. The building is orientated with a south facing facade looking out towards the coast. We have incorporated the largest sized windows that are feasible into this facade to obtain the benefits of solar heat gains without overheating during the colder months of the year. Modern glazing technologies coupled with deep recessed reveals will provide solar shading to reduce these gains in the warmer months of year.

11.05 The proposed materials will be sourced as sustainably as possible, and will be of a robust nature to address the current local seaside climate and any impact of global climate change. The natural appearances of the selected materials aim to provide a visual enhancement now and for many years to come in the local Conservation Area.

11.06 Biodiversity and landscaping are important factors that have been considered for this proposed development in the Llandudno Conservation Area. Landscaping consultants have been appointed to provide accompanying documentation with this application including ecological, biodiversity and arboriculture reports of the site along with detailed landscaping proposals.

11.07 The development is also sustainable in terms of its social and economic considerations. The proposals aim to secure a sustainable development whereby the residents will bring both social and financial benefits to the local area and economy. The proposed new development will provide more employment opportunities to the local construction industry, further enhancing the financial, economic and social commitment the housing association maintain within the locality.

12.00 Community Safety

12.01 Wales and West Housing will work with the Local Authority in considering practical ways in which the design of the proposed development can reduce opportunities for crime, disorder and anti-social behaviour. Attention has been given to the following design considerations related to community safety and security:

- Clear, direct and well-illuminated access routes to and from the buildings.
- Integrated CCTV and intruder alarms within the building fabric.
- Electronic Access Control Provision
- Well illuminated parking areas.
- Landscaping design to deter unwanted access.
- Windows and doors that meet current safety and security requirements.

13.00 Conclusions

13.01 The proposed development at Loreto Convent, Abbey Road, provides a well-designed, sustainable social housing scheme that meets both national and local planning policies. The scheme will enhance the Llandudno Conservation Area by replacing a dilapidated and disused building with a carefully considered development that respects the historical context while providing modern, high-quality affordable housing.

13.02 This is a visually exciting but sensitive design solution for the site. Whilst the design is contemporary, the broken form of the buildings massing, careful choice of muted materials and way the building is nestled into the sites topography, allows the building to sit comfortably within its natural setting on the bottom side of the Great Orme.

13.03 The use of sympathetic materials, traditional architectural forms, and a well-thought-out layout ensures that the development fits harmoniously within its surroundings, while maintaining its own identity. The adherence to Welsh DQR standards further underlines the commitment to quality in both design and construction. This development should be supported and approved as it delivers much-needed affordable housing in a way that enhances the character and quality of the local area.

13.04 The scheme would respect the amenities and privacy of its neighbours, and would have a modest and entirely acceptable impact upon ecology & biodiversity, the operation and safety of the highway, residential & general amenities, and all other considerations of material importance. Because of the above, the proposal fully complies with all National & Local Planning Policy.