WOODFIELD AVENUE, FLINT

DESIGN AND ACCESS STATEMENT

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On behalf of Tai Wales and West Housing

ISSUE & REVISION RECORD

ISSUE NO	DATE	SECTION	REVISION DETAILS	APPROVED
P01	01/07/26	FULL DOC	INITIAL ISSUE FOR CLIENT APPROVAL	DJH

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CONTENTS

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01 GLOSSARY OF TERMS

The following table lists common acronyms that may be used throughout the document.

ACRONYM	TERM
3D	3-Dimensional
COU	Change of Use planning Application
DAS	Design and Access Statement
DCWW	Dŵr Cymru Welsh Water
DOCO	Designing Out Crime Officer
EPC	Energy Performance Certificate
FCC	Flintshire County Council
FRA	Flood Risk Assessment
GEA	Gross External Area – whole area/footprint of building, including perimeter wall thickness, projections, and all ancillary spaces
GIA	Gross Internal Area – whole enclosed area within the building including internal walls and ancillary spaces but excluding thickness of external walls
H:O'H	Hughes:O'Hanlon Architects
LDP	Local Development Plan
LHS	Lifetime Homes Standards
LPA	Local Planning Authority
MMC	Modern Methods of Construction
NIA	Net Internal Area – total usable area within a building, not including any walls, wcs, lobbies, cupboards, plant, lifts, stairwells, or circulation spaces
NPPF	National Planning Policy Framework
NRW	Natural Resources Wales
PD	Permitted Development
PV	Photovoltaic
RIBA	Royal Institute of British Architects
SAC	Special Area of Conservation – protected Natural Habitat
SBD	Secure By Design
SPA	Special Protection Area – protected bird habitat
SSSI	Site of Special Scientific Interest
TAYC	Tai ar y Cyd
WDQR	Welsh Development Quality Requirements
TWWH	Tai Wales and West Housing

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02 INTRODUCTION

This Design and Access Statement has been prepared to accompany a Pre-Application Consultation, held by Tai Wales and West Housing, for the proposed development of 22 one-bedroom, two-person apartments at Woodfield Avenue in Flint, CH6 5JY.

It provides a written and illustrated commentary to be read alongside the associated design drawings, which have been developed to RIBA Stage 3.

In addition, the following documents will be provided in support of the consultation and may be referenced within this statement:

- WAF-HOH-XX-XX-DR-A-1100_P01 – LOCATION PLAN
- WAF-HOH-XX-00-DR-A-1200_P02 – EXISTING DETAILED SITE PLAN
- WAF-HOH-XX-00-DR-A-1201_P11 – PROPOSED – DETAILED SITE PLAN
- WAF-HOH-XX-00-DR-A-1202_P02 – PROPOSED – SITE GRADIENTS
- WAF-HOH-XX-XX-DR-A-1300_P06 – PROPOSED SITE SECTIONS
- WAF-HOH-XX-XX-DR-A-0300_P15 - VISUALISATIONS
- WAF-HOH-XX-XX-DR-A-4100_P04 – PROPOSED TYPICAL APARTMENT PLAN
- WAF-HOH-XX-XX-DR-A-4101_P10 – PROPOSED PLANS
- WAF-HOH-XX-XX-DR-A-4102_P10 – PROPOSED PLANS
- WAF-HOH-XX-XX-DR-A-4200_P12 – PROPOSED ELEVATIONS
- WAF-HOH-XX-XX-DR-A-4201_P11 – PROPOSED ELEVATIONS

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03 SUMMARY OF PROPOSAL

The proposal comprises the redevelopment of the vacant former Working Men's Club site at Woodfield Avenue, Flint, to provide 22 one-bedroom social rent apartments for TWWH. The development will bring a long vacant brownfield site back into productive use, delivering much needed affordable housing within the settlement boundary in a sustainable and accessible location.

The scheme has been developed in response to the site's physical constraints, planning history and surrounding context. The layout has been carefully arranged to make efficient use of the site while respecting neighbouring properties, maintaining appropriate access arrangements and responding to existing level changes and infrastructure constraints. The architectural approach draws on the character of the surrounding area through the use of simple forms, robust materials and a domestic scale of detailing.

The development has been designed to meet the requirements of the WDQR and incorporates sustainable design principles throughout. It will achieve high standards of energy efficiency, utilise MMC and provide a durable, low maintenance development that contributes positively to the local townscape while delivering high quality homes for future residents.

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04 BRIEF AND VISION

TWWH propose the redevelopment of the former Working Men's Club site in Flint to deliver a residential scheme of 22 social rent apartments, supporting local housing needs and building on existing approvals.

The development should consist of one-bedroom apartments based on standard TAYC layouts, arranged as an 18-unit main apartment block alongside a smaller 4-unit walk-up building.

The scheme should be designed in accordance with WDQR and associated guidance, including compliance with LHS and Appendix E of Part L to achieve an EPC A rating. Construction should utilise a minimum of Category 2B MMC, with timber frame identified as the most appropriate approach for a development of this scale.

A strong emphasis is placed on delivering a biodiverse, low-maintenance, and cost-efficient scheme, targeting a gross-to-net ratio of 80:20. The design is also required to respond sensitively to the character of the surrounding area, in line with TWWH's placemaking principles.

Early design considerations should include building orientation to optimise PV panel efficiency, alongside engagement with the DOCO to meet SBD Gold Standard requirements.

The brief invited the submission of multiple design options to encourage collaboration and to ensure the final proposal aligned with TWWH's vision and standards.

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WIDER SITE

Woodfield Avenue, Flint, CH6 5JY.

Figure 1: Aerial View of Wider Site, H:O'H with Information from Google Maps and Digimap, 2026.

The application site (red) is located on Woodfield Avenue, on the site of a former Working Men's Club, directly next to Pen Goch Hill (indicated in green) and very close to a number of schools (shown in yellow).

The site is within easy walking distance of several bus stops (indicated in blue), which provide links to Flint and Mold town centres, and it also has access to local amenities, including the public house shown in purple.

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IMMEDIATE SITE

Figure 2: Aerial View of Immediate Site, H:O'H with Information from Google Maps and Digimap, 2026.

The site comprises a vacant brownfield plot, with the former Working Men's Club having been demolished.

The site boundary is defined by the red area shown in Figure 2 and is registered under title CYM18637.

Primary vehicular access to the site is via Woodfield Avenue, while access from Maes-Y-Dre Avenue to the north east is restricted due to ownership boundaries and steep gradients.

The site lies within the settlement boundary for Flint and has been allocated for housing commitments within the LDP. It falls within the Coleshill and Trelawny ward, within the wider Flint community.

It is not located within a Conservation Area, SSSI, SAC or a NRW Flood Zone, and there are no listed buildings in its immediate vicinity.

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TOPOGRAPHY

Figure 3: Topographical Survey with Red Line Boundary, Cheshire Surveys.

The site is predominantly flat, with no significant geological features or variation in terrain.

At its northern and western boundaries, the land rises steeply towards Pen Goch Hill, while it falls away sharply beyond the eastern boundary.

The Phase 1 geo-environmental desk study identifies the site as being of low overall risk, with any potential contamination limited to made ground typical of brownfield sites. No significant sources of pollution or constraints are expected to affect development, and any risks can be managed through standard mitigation measures.

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ARBORICULTURAL SURVEY

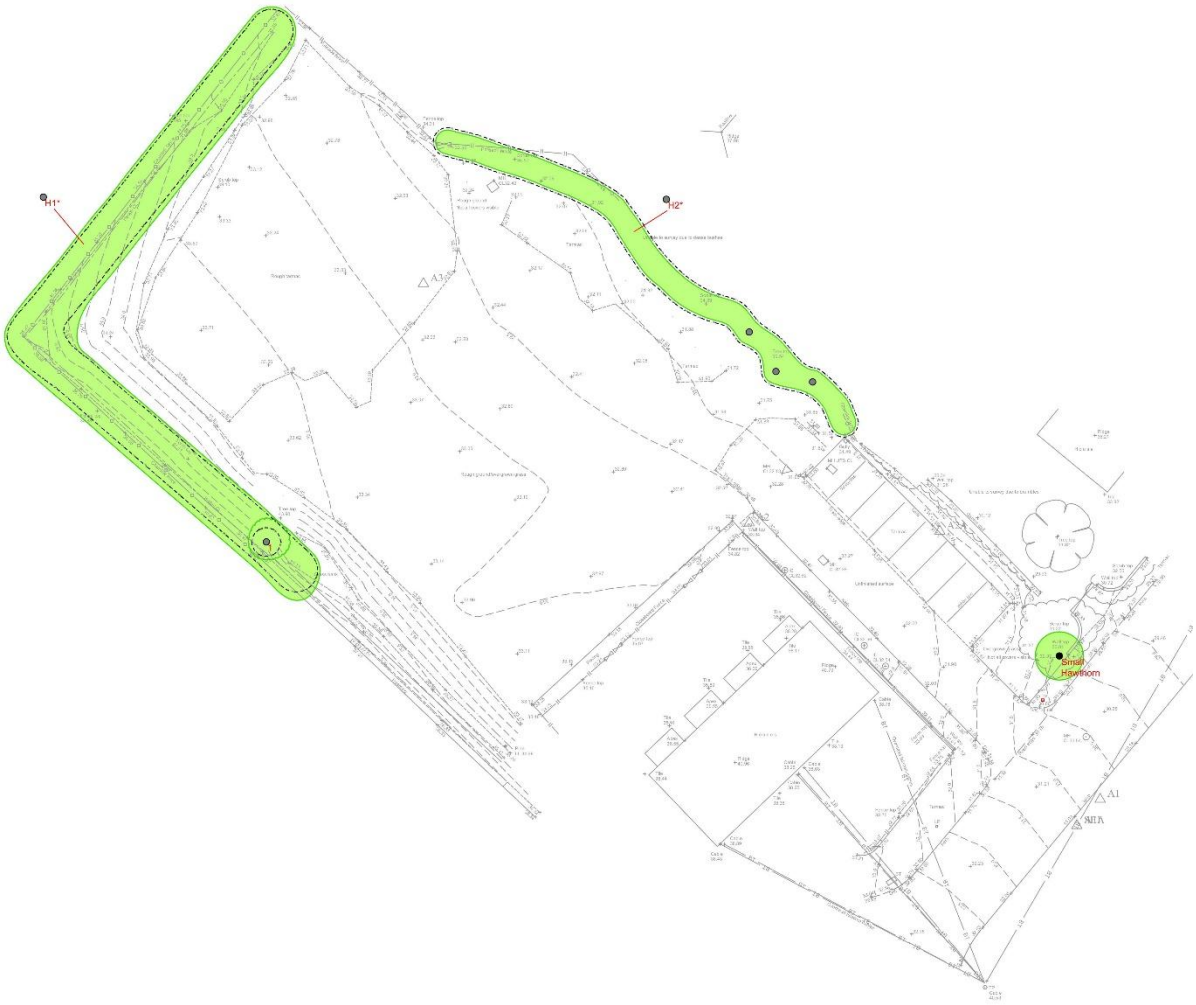

Figure 4: Arboricultural Survey, Tree Solutions.

The tree survey identifies a small number of predominantly low quality (Category C) trees and hedgerows on site, all of which are in generally good condition with no significant defects. The vegetation is largely overgrown and unmanaged but can be readily improved through routine maintenance, such as pruning. No trees of high arboricultural or landscape value were recorded, and all are considered suitable for retention where possible, although their low quality means they do not present a significant constraint to development.

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PHOTOGRAPHS




Figures 5-8: Current Images of Site, TWWH.

Images collected by TWWH illustrate that the site is vacant and has become neglected and visually degraded since the demolition of the former Working Men's Club.

These photographs also provide visual evidence of the vegetation and terrain reported within the previously discussed surveys.

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CONSTRAINTS PLAN

Figure 9: Constraints Plan, H:O'H.

As an input to later design development, the Constraints Plan shown in Figure 9 was prepared, bringing together all available information within a single drawing.

Adjacent properties are indicated on the plan, and grey exclusion zones are annotated to ensure compliance with FCC separation distance requirements.

Information obtained from DCWW identifies a public mains sewer running north-west to south-east through the site. This is shown by a dashed orange line on the drawing, with the surrounding opaque orange area indicating the 3 metre easement to either side of the sewer.

Information from the topographical and arboricultural surveys is also shown on this constraints plan.

The outline of the former Working Men's Club is included, which was demolished circa 2009, prior to the development of 102 to 108 Woodfield Avenue from 2010.

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HISTORIC

The area was mainly farmland until the 20th century, with evidence of Roman routes and medieval open fields linked to Flint. It later saw farming improvements, early industry (milling, coal, brickmaking), and small worker settlements.

From the late 19th century onward, it developed into a residential area, expanding significantly in the 20th century with public and private housing estates. Architectural styles range from Victorian worker terraces to interwar suburban housing.

The immediate site was left undeveloped and formed part of Pen-Goch Hill until the erection of the Working Men's Club in the 1970s.

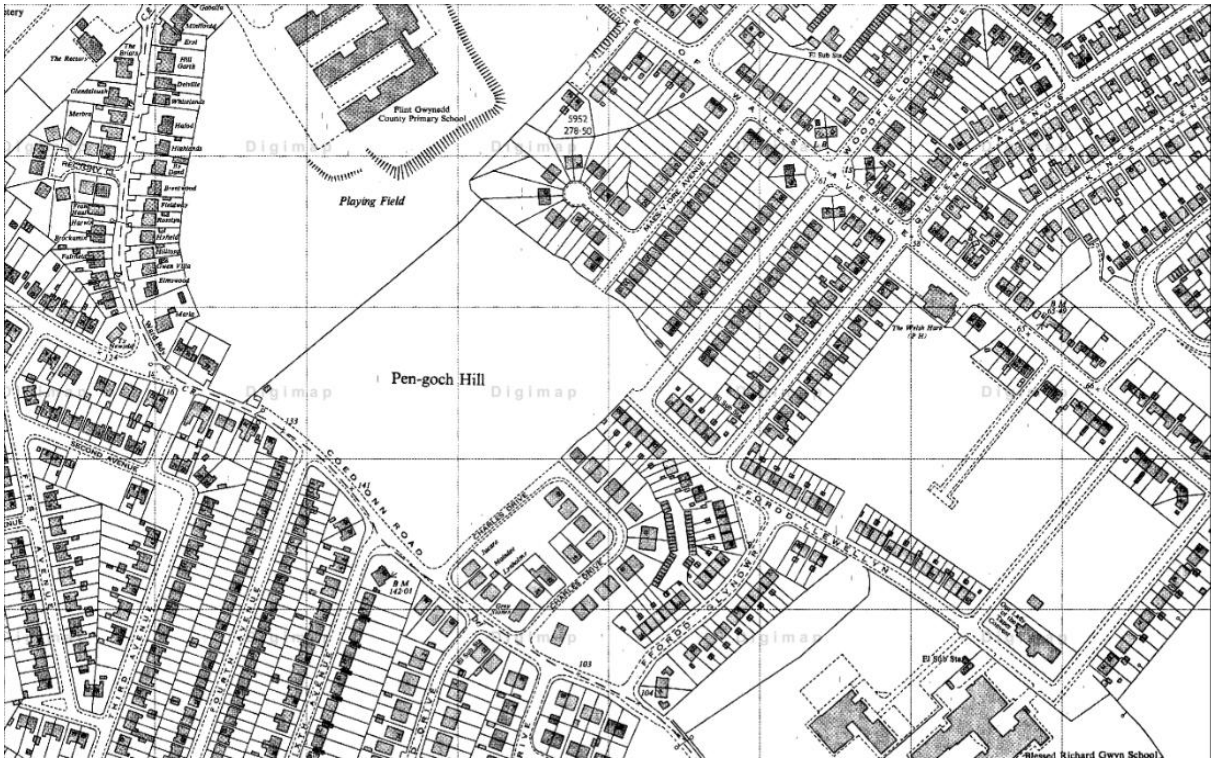

Figure 11: 1960s OS Map, Digimap.

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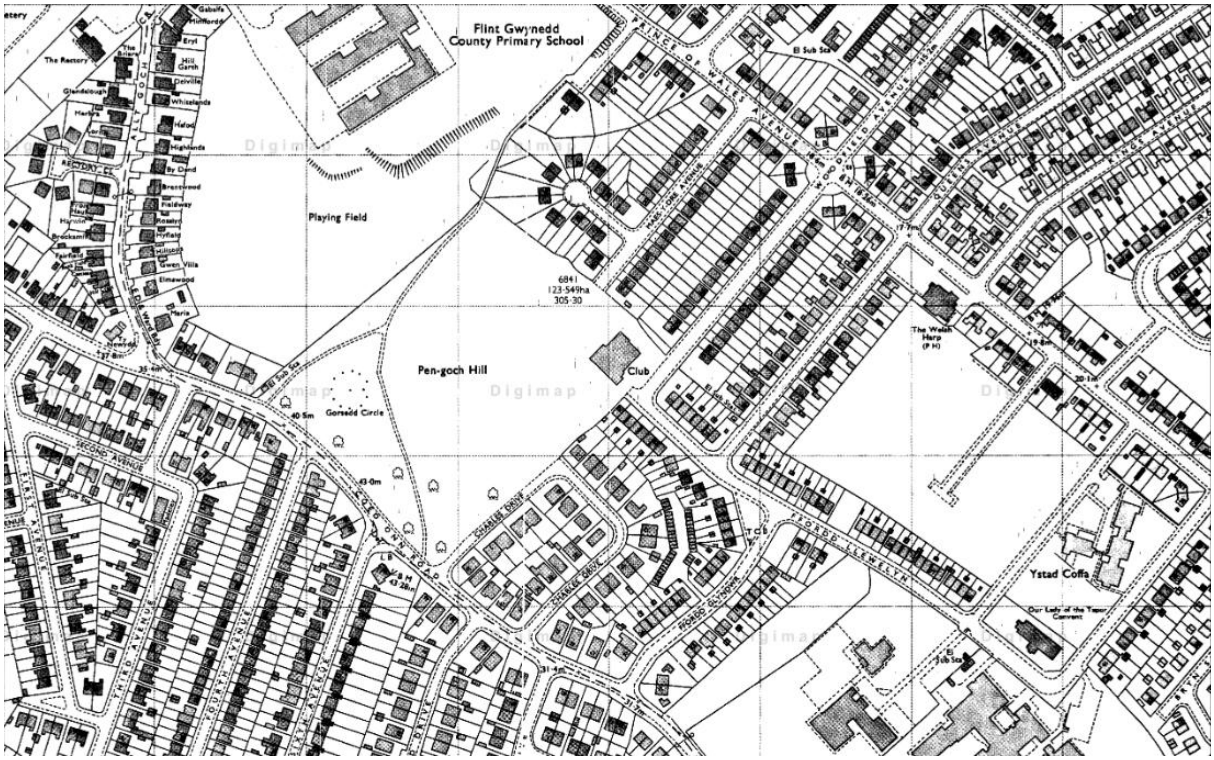

Figure 12: 1970s OS Map, Digimap.

Figure 13: Flint Borough Working Men's Club, Leader 2020.

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MATERIALITY

Figures 14-16: Housing Typologies on Woodfield Avenue & Ffordd Llywelyn, Google Street View, 2021.

The housing surrounding the site appears to be strongly influenced by the area's industrial heritage, with a predominance of facing brick as the primary material. Brick detailing is evident throughout, including soldier course banding, window head features, and gable piers.

A variety of built forms can be observed, with earlier developments typically characterised by hipped roofs, while later schemes adopt more pronounced gabled forms. Figure 16 illustrates this particularly clearly, demonstrating how stepped rooflines respond to the level changes across the wider area.

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Although the area is primarily characterised by semi-detached and terraced dwellings, consideration should also be given to local and historic materiality that may be more appropriate for a larger apartment block. In particular, the materiality of the former 'Borough Club' (Figure 13) should help inform any development on its site.

Figures 17-19: Larger Housing Schemes in Flint, Google Street View, 2022/23.

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Figures 20-21: Approved Scheme for 19 Apartments in 2021, Major Design Partnership.

A planning application approved in 2010 permitted the development of 15 dwellings. Of these, only four were built (Figure 15), leaving 11 units outstanding within the April 2018 LDP housing commitments.

The site subsequently obtained planning permission in December 2021 for the construction of 19 apartment units across three blocks, including associated parking and access arrangements, which can be seen above.

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06 INTERPRETATION

The site analysis identified a well located brownfield site with strong potential for residential redevelopment. Its position within the settlement boundary, close to public transport, local schools, community facilities and everyday amenities supports the delivery of sustainable housing and reinforces the objective of creating a development that encourages active travel and reduces reliance on the private car.

The analysis also highlighted a number of physical and technical constraints that have informed the design approach. Existing level changes around the site perimeter, the presence of a public sewer crossing the site and the relationship with neighbouring properties have required a carefully considered layout that makes efficient use of the available land whilst maintaining appropriate separation distances, access arrangements and opportunities for landscaping. These constraints have been viewed as design parameters rather than barriers, helping to shape a logical and robust development.

The surrounding context demonstrates a varied residential character, with brick forming the predominant building material and a mixture of roof forms reflecting the area's gradual growth over time. The former Working Men's Club also forms an important part of the site's history and local identity. Rather than replicating historic architecture, the vision has been to draw on these characteristics to create a contemporary building that is recognisable as part of Woodfield Avenue through its scale, materiality and composition.

Previous planning approvals established the principle of residential development on the site, while pre-application engagement identified the importance of achieving an appropriate building scale and responding sensitively to neighbouring development. These factors have reinforced the need for a well-proportioned building that balances efficient land use with a form that integrates comfortably within its surroundings.

Taken together, the site and context analysis established a clear framework for the project. The vision has therefore been to create a high quality residential development that responds positively to its setting, makes efficient use of a constrained brownfield site and delivers a durable, sustainable and attractive place to live, consistent with the placemaking aspirations of TWWH.

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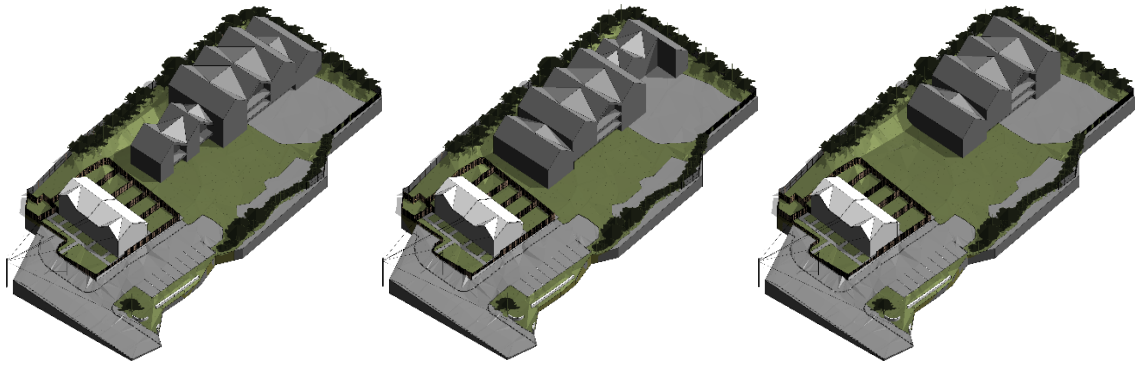
MASSING

Early massing options were explored to establish an efficient arrangement of the 22 units while responding to the constraints of the site. The orientation was carefully considered to maximise views towards the Dee Estuary and to avoid the 3m sewer easement.

The massing strategy also sought to minimise the height of the development adjacent to 102–108 Woodfield Avenue and to create a road layout suitable for adoption. Efforts were made to accommodate as many as possible of the 33 parking spaces required by Flintshire, a figure that was later reduced to a 50% provision ratio by TWWH in line with the proposed tenure.

TAYC layouts, together with early engagement with Castlemead Group, ensured that apartment sizes and the wall, roof, and floor build-ups were accurately defined, allowing the early massing appraisal to be informed accordingly.



Figures 22-24: Orthographic View of Massing Options, H:O'H 2025.

INITIAL DESIGN

Although it was originally anticipated that the 22 units would be delivered through an 18-unit apartment block alongside a smaller 4-unit walk-up building, the options appraisal demonstrated that a single 22-unit apartment block offered a more efficient solution. Consequently, H:O'H were instructed to proceed on the basis of Option C (Figure 25), which consolidated all units within one building.

Figure 26 illustrates the initial design proposal for the scheme, which drew reference from the forms and materiality evident within the surrounding local context. The roof orientation was also designed to maximise the south-facing PV arrangement.

Figure 25: Initial Design Front Elevation, H:O'H 2025.

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Figure 26: Initial Orthographic Visualisation, H:O'H 2025.

DESIGN DEVELOPMENT

Feedback received from TWWH indicated a preference for a simpler roof form from a maintenance perspective, the removal of balconies, and the use of flush brickwork. In response, H:O'H revised its design approach, adopting the housing on Ffordd Llywelyn (Figure 16) as the primary precedent.

In response to this feedback, the previously proposed protruding and perforated brick patterns were omitted in favour of a flush contrasting brick finish with alternative bonding patterns. Standing seam roofing was also introduced, referencing the materiality of the original Working Men's Club.

The vertical piers shown in the previous option were further emphasised to break the elevation into blocks of a more domestic scale, again drawing on the detailing illustrated in Figure 16, while also reducing climbability from a SBD perspective.

Figure 27: Developed Design Front Elevation, H:O'H 2025.

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Figure 28: Developed Design Visualisation, H:O'H 2025.

PRE APPLICATION SUBMISSION

Following discussions with Castlemead, it was agreed that alternative bonding would be unnecessarily costly; therefore, the design was revised to incorporate only flush contrasting brickwork. The windows were reduced in size to minimise solar gain, and internal layout changes removed the need for the stair core to project beyond the entrance.

With this revision, TWWH sought consultation with Flintshire's LPA through a Pre-Application enquiry.

Figure 29: Pre-Application Front Elevation, H:O'H 2025.

PRE APPLICATION RESPONSE

Feedback from the Planning Officer raised concerns regarding the height of the proposed development in comparison with the previously approved scheme, as indicated by the dashed horizontal line in Figure 30.

In response, H:O'H reduced the overall height of the building without shallowing the roof pitch by introducing gables to the front elevation and positioning the eaves of the main roof at the entrance elevation.

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At this stage, the roof material was changed to tile, and contrasting facing brickwork was introduced in place of brick piers to break up the elevation into visually familiar block proportions.

Figure 30: Pre-Application Response Front Elevation, H:O'H 2025.

FURTHER PLANNING FEEDBACK

In response to further feedback from the Planning Officer, who considered the gables to be overly prominent, H:O'H revised the design by dividing them into two smaller gables, ensuring they remained subordinate to the main roof. At the same time, Castlemead advised that the wall at the stepped roof should avoid the use of brick slips; as a result, vertical cladding was selected instead, once again referencing the materiality evident in the original Working Men's Club.

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Figure 31: Orthographic Visualisation, H:O'H 2026.

Figure 32: Perspective Visualisation, H:O'H 2026.

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Figure 33: Perspective Visualisation, H:O'H 2026.

CHARACTER

Having undertaken a detailed analysis of the materiality and history of the site, the proposal incorporates finishes that are sympathetic to the original Working Men's Club and the surrounding streetscape.

The detailing and proportions reference the immediate context and are justified by nearby recent developments of a similar scale.

ACCESS

Early consideration of the site's topography has enabled a detailed assessment of proposed gradients, ensuring level or gently sloping access from parking spaces to the building entrance.

This level access strategy extends to bin storage areas and external clothes-drying facilities. The primary entrance and all escape routes are designed with level thresholds, providing full accessibility to the ground-floor apartments.

Communal staircases are designed as 'easy going' in accordance with LHS, while TAYC-compliant layouts are proposed throughout to maximise both initial accessibility and future adaptability.

MOVEMENT

The provision of internal bicycle storage for all apartments, together with a deliberate reduction in vehicle parking provision, encourages residents to adopt more sustainable and active modes of travel.

The site analysis demonstrates close proximity to public transport links, providing access to both Flint and Mold town centres. In addition, a range of education and community facilities are located within walking distance of the development.

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ENVIRONMENTAL SUSTAINABILITY

In compliance with WDQR, the design has been developed to meet Appendix E of Part L, which requires improved U-values as part of achieving EPC A. The scheme aligns with the TWWH fabric-first approach.

The roofscape has been designed in part to maximise the number of PV panels that can be installed.

An arboricultural survey has informed the constraints plan, identifying the location and quality of existing trees and enabling the proposal to minimise vegetation loss. The landscaping strategy enhances existing biodiversity while introducing sustainable drainage systems (SuDS).

COMMUNITY SAFETY

Early consultation with the DOCO has been undertaken to ensure the proposal achieves a SBD Gold Award in accordance with WDQR requirements. This engagement has provided positive feedback on features such as the internal bicycle store and through-wall letterboxes, which also support the access strategy.

The removal of earlier design elements, including perforated and projecting brick detailing, reduces opportunities for climbing the façade, addressing key SBD considerations. Similarly, the fenestration design and omission of balconies have been carefully developed to mitigate risks associated with falls from height.

The early appointment of Fire-Q as fire engineers has ensured that the scheme is underpinned by a robust fire strategy from the outset, providing a strong foundation for the wider design development.

RESPONSE TO PLANNING POLICY

The site benefits from an established planning history for residential development. Planning permission was granted in 2010 for 15 dwellings, of which four were constructed. The remaining 11 units were subsequently carried forward as a housing commitment within the Flintshire LDP. In December 2021, a further permission was granted for 19 apartments across three blocks; however, this scheme was not implemented.

The site lies within the settlement boundary of Flint, is allocated for residential development in the LDP, and falls within the Coleshill and Trelawny ward. Prior to submission, a formal pre-application enquiry was submitted to Flintshire County Council, and the feedback received has directly informed the evolution of the current proposals.

The site is not subject to any significant statutory or environmental designations. It is not located within a Conservation Area, SSSI, SAC, or NRW flood zone, and there are no listed buildings in the immediate vicinity.

The design has been informed by a comprehensive assessment of the site and its context, with careful consideration of scale, massing, height, and materiality to ensure an appropriate response to the surrounding townscape. Particular attention has been paid to the relationship with the four existing dwellings on site and to safeguarding future residential amenity. The scheme also incorporates measures to deliver biodiversity net gain, promote active travel connectivity, and reflect SBD principles, alongside appropriate provision for parking, refuse, and cycle storage.

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