

# APPENDIX A - DESIGN AND ACCESS STATEMENT

## DEMOLITION OF REDUNDANT DERELICT HOTEL AND REDEVELOPMENT WITH 35 AFFORDABLE HOUSING UNITS (MIX OF RENT AND PURCHASE) WITH LANDSCAPING AND ECOLOGICAL ENHANCEMENTS

### FORMER CLEDDAU BRIDGE HOTEL, ESSEX ROAD, PEMBROKE DOCK, PEMBROKESHIRE, SA72 6EG

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*Site Location Plan and Aerial Context Plan– Drawing R 594 SK-01*



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## 1.0 INTRODUCTION

1.1 This Design and Access Statement (DAS) has been prepared in association with a planning application for full planning permission for the erection of 35 affordable dwellings on land at the former Cleddau Bridge hotel, Essex Road, Pembroke Dock, Pembrokeshire, SA72 6HZ.

1.2 This Design and Access Statement (DAS) explains the design principles and concepts that have been applied to this proposal and should be read in conjunction with the submitted planning application forms, plans, planning statement and justification report, and the additional supporting information and technical reports.

1.3 This is in accordance with *The Town and Country Planning (General Development Procedure) (Amendment)(Wales) Order 2009, S.I. 10/24, Section 4D* and *WAG Technical Advice Note 12*. It has been prepared having regard to the scale, nature and type of development proposed.

1.4 The scheme has been assessed against the following key areas, as well as the site's context:

- Site Analysis/Proposal
- Environmental Sustainability
- Accessibility and Movement
- Character
- Community Safety
- Future Maintenance

*Note: The above aspects have also been covered in the Planning Statement and Justification Report and associated drawings/appendices. As such for transparency some this information is also detailed in this report, however, for full details of the proposal these documents should be referred to.*

1.5 The application proposal has already been the subject of a Pre-Application Planning Advice Enquiry in which the Council has clearly indicated that the principle of the development is acceptable for this site and location. The Council has also clearly indicated that the overall layout, density and form of development are also acceptable, together with its likely impact upon the locality. It is considered that the acceptability of the proposal will come down to the final detailed planning considerations of the scheme and a decision of the affordable housing type, mix and tenure.

1.6 Further details and assessment of the proposal are set out in the Planning Supporting and Justification Statement.

## **2.0 SITE ANALYSIS AND PROPOSAL**

2.1 The application site comprises the site of the former Cleddau Bridge Hotel which is currently derelict following a serious fire in March 2019. The site lies on the far northern edge of Pembroke Dock immediately to the south of the Cleddau Bridge which carries the main A 477 road.

2.2 The site remains vacant and lies in a derelict state and continues to be a blot on the landscape and in need of redevelopment and significant investment. The site is clearly visible in its surroundings, including in more sensitive views from the north, including the Cleddau Bridge and from the Estuary and Neyland beyond.

2.3 The remaining hotel buildings are two-storeys and part single-storey in height and of facing brickwork and render walls under plain concrete tiled roofs. The buildings are broadly centrally located with car parking areas located to both the western and eastern parts of the site, each served by separate vehicular access point from Essex Road.

2.4 In addition to the remaining hotel buildings, there are areas of rubble and hardstanding, amenity planting and some semi-improved grassland. Although the site is generally devoid of any natural site features, there are hedgerows and some trees along the boundaries of the site. It is generally open to views from the Essex Road frontage. Levels vary across the site.

2.5 This application proposal involves the provision of 35 affordable housing units on the site (mix of rent and for purchase) together with various associated works, landscaping and biodiversity enhancements.

2.6 The proposal would the use of an existing vehicular access point off Essex Road located towards the eastern end of the site. An existing second vehicular access located towards the western end would be closed off with the existing pavement on this side of the road extended along the entire road frontage.

2.7 The proposed housing units would generally be sited facing the road frontage with the other housing units being sited at various points along the internal access road. The proposed housing units would generally be in the form of semi-detached two-storey blocks, although there would be a single terrace block located close to the site entrance. Some of the blocks would be in use as flats.

2.8 The application proposal includes an extensive and robust landscaping scheme, including the provision of areas of open space and landscaped verges, the incorporation of a sustainable drainage system including a 'swale', and a foul water pumping station to serve the development.



**Proposed Site Layout Plan – Drawing R 594 P02A**

### 3.0 ENVIRONMENTAL SUSTAINABILITY

3.1 Having regard to the siting, scale and form of development proposed, the proposal is considered to represent a sustainable form of development in accordance with national and local planning policy and guidance.

3.2 The site is situated in a sustainable location and the proposal would achieve a high degree of connectivity to the urban area, with its wide range of facilities and amenities, including public transport options.

3.3 The proposal would represent a high-quality and sustainable form of development. It would relate to a previously developed site and having been vacant and derelict for some five years, its redevelopment would achieve significant environmental and visual benefits.

3.4 The proposal would incorporate a resource efficient and climate responsive design, such as in the layout, design, orientation and construction techniques of the dwellings as required under relevant policies of the adopted Local Development Plan.

3.5 The proposed layout and design of the proposal would ensure appropriate access for all, with the internal layout of the dwellings being made adaptable to all users. The proposed dwellings would comply with requirements under the latest Building Regulations. Renewable energy options are also incorporated into the final design details of the scheme.

3.6 Use can be made of existing mains service infrastructure available in the locality.

3.7 The external hard surfaces would be constructed in appropriate materials, with permeable materials used wherever feasible. Appropriate sustainable drainage arrangements are proposed.

3.8 The proposal has had full regard to the environmental constraints and opportunities presented by the site. For example, use would be made of the change in levels across the site and all existing natural site features of value would be retained and incorporated into the scheme.

3.9 Additional and supplementary landscaping and tree planting is proposed together with a package of biodiversity enhancements as part of an ecological management plan for the site. The development offers an opportunity to significantly contribute to the green infrastructure of the locality.

#### **4.0 ACCESSIBILITY AND MOVEMENT**

4.1 The proposed main vehicular access and internal access roads would be designed to County highway requirements. Use would be made of an existing vehicular access point off Essex Road.

4.2 In view of the previously developed nature of the site, its previous use as a hotel and the recent permission for a new care home on the site, any impacts upon traffic movements and safety of the local highway network should be acceptable.

4.3 The internal access roads would also be constructed to adoptable standards. The site layout would also allow service vehicles to enter and leave the site satisfactorily with a turning head being provided within the development. Appropriate levels of car parking, refuse/recycling and cycle storage can be satisfactorily accommodated within the layout of the development.

4.4 There would be pavement access throughout the site with alternative pedestrian links from the main access through the amenity open space areas on the site. The pavement would be extended across the entire site frontage to improve accessibility. Given the local topography, completely level access throughout the site would not be possible. There would be a need for some adjustment to

site levels to accommodate the development, which includes the incorporation of retaining walls within certain areas of the site.

4.5 The focus has been to achieve a highly legible development, and which satisfactorily integrates into its immediate surroundings, within this part of Pembroke Dock.

4.6 The LPA should also refer to the submitted Transport Statement which has been enclosed with the application submission.

## **5.0 CHARACTER**

5.1 The proposal, by reason of its location, siting and scale of the development, would generally be compatible with the capacity and character of the area within which it is located.

5.2 The proposal would be well integrated into the existing development within this part of Pembroke Dock. There is existing housing development to the west and on the opposite side of the road.

5.3 The layout, density and form of development proposed would reflect that of the locality. The pattern and form of the settlement is generally quite compact with examples of cul-de-sac development. The proposal would be in-keeping with the pattern and form of existing residential development. High-quality external and surfacing materials would be used.

5.4 The proposal, due to the location and sloping nature of the site, would have some impact upon the character and setting of the area. However, the proposed development would make use of the change in ground levels across the site and which would generally be seen within the context of existing built form and as by reason of its two-storey form, and additional landscaping proposed, it would not appear visually intrusive in views from the north.

5.5 The submission demonstrates that a high-quality development can be achieved on the site and which by its redevelopment in the manner proposed, would make a welcome positive contribution to the landscape.

## **6.0 COMMUNITY SAFETY**

6.1 The proposal would allow properties to be publicly viewed from the planned estate road within the development. The properties would have the benefit of individual private and secure gardens, enclosed by suitable boundary treatment.

6.2 The degree of separation between proposed and existing dwellings would ensure a healthy degree of privacy, outlook and light. The amenity of neighbouring residential occupiers would be safeguarded.

6.3 The layout incorporates clear, direct flows to and around the various buildings, roads and pathways. Car parking areas are located directly adjacent to the individual dwellings in order to maximise surveillance and avoid criminal damage.

## **7.0 FUTURE MAINTENANCE**

7.1 The public and private elements of the proposal would be clearly apparent when viewed in the context of the layout of the development and to visitors of the development.

7.2 The proposed estate road would be built to adoptable standards and would be maintained by the County Highway Authority.

7.3 The application involves 100% affordable housing. Therefore, the maintenance and upkeep of the development, including open amenity areas, is likely to be the responsibility of a recognised social landlord and/or management company.

7.4 High quality external materials would be used in the construction of the development, including modern and highly efficient sustainable building materials. This would ensure the proposal is built to last not only into the medium but the longer term, ensuring a high-quality sustainable development. The dwellings would be built to Welsh affordable home standards.

7.5 Sustainable and hardwearing materials would be used for pedestrian and vehicular access within the proposed development and would be maintained and improved as required to provide safe ingress and egress within and around the site.

## **8.0 CONCLUSION**

8.1 This Statement has demonstrated that appropriate design and access principles have been taken fully into account in the formulation of the application proposal.