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for the urgent attention of Mandy Lewis

- a) Application reference 060006 - Flint Working Men's Club, Woodfield Avenue, Flint
- b) Keith Major
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This is a proposal for the construction of 19 Apartments as infill development on the site of the former Working Men's Club on Woodfield Avenue in Flint. The site is well suited to sympathetic and well-planned development with a number of high-quality apartments in line with the National Planning Policy Framework, which states that there should be a wide choice of high-quality affordable homes to meet people's need. This development would help to meet the demand for such housing in Flint.

Flint is in dire need of affordable 1 / 2-bedroom apartments and there are currently only a handful of affordable units available. There is considerable demand for this type of housing in the Woodfield Avenue area and all of the homes on this site will be affordable. This development will make a positive contribution to meeting Flint County Council's affordable housing needs.

The developer retains an agreement with Help to Buy (Wales) for application of the funding scheme to the Woodfield site.

This development will not impact on the existing road network. The siting of this proposal is in line with the National Planning Policy Framework. It makes provision for travel by sustainable means: town facilities would be easily accessible by foot or bicycle, and bus stops for travelling to nearby towns and villages are within easy walking distance of the proposed entrance to the development.

The site for this development is well chosen and will be welcomed by local residents who believe the site has been left vacant for too long and have expressed a wish to see the development completed.

The development will have secured car parking away from the main road, offering safe and secure passage into the residential unit. The existing infrastructure will be as existing, which provides easy access into the site. The relationship between access to the site, car parking, the building and open spaces ensure that places connect with one another and are easy to move through. The routes are attractive and safe to use by the occupants, including the disabled and elderly. Provision has been made for pedestrians and general service vehicles, as well as the motorcar. All potential users, no matter what their disability, age or sex, will not be segregated and will be able to enter the site, move around the area and enter the dwellings, without detours.

The needs of the disabled and elderly people will be met by using level surfaces wherever possible and non-slip materials. Paving surfaces will use resin-bound aggregate to provide a smooth, even and well-laid surface to avoid tripping.

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Landscape elements and decisions in the detailed design with regard to surface treatment, material use, design of steps and ramps, kerbs, boundary treatment, lighting and visual contrast, will be carefully designed, as its thoughtful detailing will help everyone use and enjoy the space.

The applicant is committed to sustainable development and will ensure that this project will have minimising environmental and social impacts. It is the intention, wherever possible, to save energy, reduce waste and adopt environmentally friendly forms of construction that would reduce the need for energy and resource consumption. Recycled materials will be used wherever possible i.e. following site clearance and demolition of the existing building, bricks / blocks will be used as hardcore for the proposed buildings. The apartments will be constructed with energy saving measures as part of the building regulation process, including sound and draught proofing by sealing around junctions of openings with walls, use of 'K' glass as double glazing, upgraded insulation within the floor, walls and roof and energy efficient lighting and fittings.

Overall the proposal represents a development, which will reduce the usage of energy by targeting the main sources of heat loss. The development will therefore also reduce carbon emissions and the impact on the environment.

The proposed scheme will also adopt best practice in its design and construction in order to minimise waste generation. This will help to minimise the impact on the environment as well as reducing financial construction costs.

The applicant will aim to source construction materials locally or from manufacturers with a quality mark for sustainability, such as timber with a FSC certification or from a woodland assurance scheme. The block manufacturer will be a company involved in making incremental changes to existing products through technological improvements to product manufacture. The blocks chosen will be 'A' rated. The realistic use of locally produced materials will also be given precedence.

When the new dwellings are in use and in an effort to reduce the consumption of energy, the amount of waste produced will be addressed. On occupation, the owners will be encouraged to re-use products and minimise their generation of waste. Materials such as paper, cardboard, plastics, clothing, aluminium cans etc. will be recycled in line with the authority's policy.

Proposed planted areas within spaces will be planted out as natural landscaping to ensure a wide range of biodiversity, providing food stocks for all native animal and insect species.

CONCLUSION

The proposals for the scheme seeks to promote good design in buildings, creating an attractive and safe place where people choose to live and which enhances the character of the immediate and local area.

The proposal will provide a positive impact on the regeneration of this site and aims to create sustainable buildings, meeting all the needs for modern, energy efficient, comfortable, affordable family homes.