

Statws/Status:

Cyhoeddus / Public



Adroddiad Adolygu Dylunio: Design Review Report:	17 October 2005
Dyddiad Cyfarfod / Cyflwyno'r Deunydd: Meeting Date / Material Submitted:	6 October 2005
Lleoliad/Location:	New St, Mold
Disgrifiad o'r Cynllun Scheme Description:	20 residential units
Cleient/Asiant: Client/Agent:	Prestigious Lifestyle [Philip Young]
Pensaer/Architect:	DWA architects [Ed English]
Awdurdod Cynllunio: Planning Authority:	Flintshire CC [Peter Jones-Hughes, Kirsty Martin]
Statws Cynllunio: Planning Status:	Full application submitted
Y Panel Adolygu Dylunio/Design Review Panel:	
Alan Francis (cadeirydd/chair)	Paul Vanner
Cindy Harris (swyddog/officer)	Nick Davies
Wendy Hall	Elfed Roberts

Cyflwyniad/Presentation

The comments in this report relate to the most recent amendments only, tabled for this meeting. The designer has taken cognisance of DCFW's earlier comments on this scheme in April and May of this year. A main central entranceway off New Street has been agreed with Highways, conditional on a slight increase in width from 4m to 4.5m. There is a dedicated

area of public open space and the elevational treatment of the corner block has been changed to include ashlar-type stone rather than timber boarding.

The Local Planning Authority still has concerns about the height and scale of the corner element, as well as the proposed overall density. In particular, the roofscape should respond better to its context. The public open space is not well integrated within the site, and there is a lack of defensible space on Meadow Place, where the elevations are unsympathetically treated.

Ymateb y Panel/Panel's Response

The Panel welcomed the central vehicular entrance from New Street, although we recognised that this solution does not resolve the vehicular/pedestrian congestion in the adjacent section of Meadow Place.

The Panel agreed with the Local Authority that the public open space is not well sited, and that the stone treatment of the corner element emphasises its apparent height. The Panel supported the principle of a tall element on the Meadow Place/New Street corner. However, it was clear during discussions that the Local Authority has concerns with this and, in an effort to mitigate matters, the Panel suggested a reduction in height at this point and a re-examination of the roof pitches. As compensation we also suggested adding another storey to the rear block provided this element became no bigger than the previously consented scheme. This could then become a two storey maisonette with a pedestrian entrance off Meadow Place.

The question of 'defensible space' or a pavement on Meadow Place remains to be resolved. The realignment of the existing boundary could provide an enhanced pedestrian priority link whilst retaining vehicular access. There is an opportunity to create a high quality shared surface link, incorporating stone walls and existing stone features. The Panel thought that it was essential to get the details and surfaces correct and to minimise any undefined spaces. We urged the retention of the old stone stile on Meadow Place.

Diwedd/End

NB A Welsh language copy of this report is available upon request.