

## NEW HOUSING AT BRYN CASTELL for Lovell Partnership Ltd

Lovell acquired this site in Mold, North Wales with planning consent in place, achieved by Stewart Milne homes. We were brought in to design the technical drawings, and redesign some dwellings in line with local requirements.

The site is located adjacent to an existing residential neighbourhood, with the proposals developed to incorporate the site into the existing landscape and road network.

The proposals are for the construction of a range of residential units, from 1 bedroom apartments to 5 bedroom detached homes. Of the 90 homes proposed, 36 are affordable, providing much needed homes to the local area.

Our work on the site had been post planning, developing the Technical Drawings for the site at RIBA Stage 4. We have also been involved in the amendment of floor plans to maximise the potential for the development site. In line with the Welsh Housing Quality Standard (WHQS), some house types were enlarged and redesigned, providing large, high quality family homes for the area. The design for the homes is sympathetic to the surrounding area, incorporating design and material elements such as the red brick that is a commonly used local building material.

The dwellings have also been designed with the Future Homes Standards in mind, ensuring that the dwellings are energy efficient, and have reduced lifetime carbon emissions associated with the use of the homes. To achieve this, high quality building materials and energy efficient systems are proposed to improve the performance of the dwellings. This decision is in line with the current Government commitment to Net Zero Carbon by 2050.

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|-------------------|---------------|
| <b>Value:</b>     | Undisclosed   |
| <b>Completed:</b> | On site       |
| <b>Contract:</b>  | Developer Led |

