



DB3

Design and Access Statement

Joint Archives Facility, Mold.

18947-S01-XX-RP-A-00-001-P02

May 2026



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1. Summary of the proposal.



1. Summary of the proposal.

The proposal is to construct a new purpose-built Joint Archives Facility building for North East Wales Archives (NEWA), together with associated parking and landscaping.

The proposed facility will serve both Flintshire County Council and Denbighshire County Council's archive services.

The site, adjacent to the Theatr Clwyd site in Mold, lies within Flintshire County Council (FCC), whilst the project team is being led by Denbighshire County Council (DCC).

The description of the proposed development is as follows:

The erection of a purpose-built joint archives facility to house the archive service and collections of Flintshire and Denbighshire County Councils, with associated access, parking and landscaping on land adjacent to Theatr Clwyd, Mold.



2. The Brief and Vision.



2. The Brief and Vision.

The North East Wales Archives (NEWA) was formed in 2020 by merging Denbighshire Archives, based in Rhuthin, and the Flintshire Record Office, based in Hawarden.

Denbighshire Archives has been based in the former Rhuthin Goal since 1972, whilst the Flintshire Record Office has operated from The Old Rectory in Hawarden since 1956. Both the above sites are listed, converted buildings with severe space and environmental conditioning limitations. These limitations impose restrictions on public access and collection management with the storage capacity being increasingly constrained.

The aim of the new facility is to provide both Flintshire and Denbighshire County Councils with a modern, purpose-built building which addresses the limitations of the existing buildings.

By bringing together the collections and the staff of both authorities into a single building, the facility will facilitate a more sustainable and resilient archive service.

The site proposed for the new facility was selected after an extensive site selection process. The site selection process is further detailed later in this document.



3. Site and Context Analysis.



3. Site and Context Analysis.

The site and the surrounding area.

The site for the proposed new Joint Archives Facility is situated to the east of, and adjacent to Theatr Clwyd, within the Mold Civic Centre Campus, on the northern outskirts of Mold, Flintshire, approximately 1.5km from Mold town centre.

The site occupies an area of land of approximately 0.45 hectares in area and currently consists of grassland with mature trees.

The site is bound to the north by the rear access road to Theatr Clwyd. To the south the site is bordered by a steep grass bank adjoining a footway and road which provide access to Raikes Lane to the west, and to the wider Civic Centre to the south.

The eastern boundary similarly consists of a steep grass bank adjoining a through road which connects to the A 5119 to the north east and links to the wider Civic Centre to the west.

As noted above the site lies adjacent to Theatr Clwyd, which is a Grade II Listed Building, and an important cultural venue.

Theatr Clwyd operates as a theatre and function space but also houses meeting rooms, educational spaces and a restaurant.

The Cadw listing of Theatr Clwyd is strongly linked to its success, and function as a place of communal value.

3. Site and Context Analysis.

The site and the surrounding area, continued.

The site is located within the wider the wider Civic Centre Campus which extends across approximately 52 acres, located on the northern outskirts of Mold.

The campus contains a number of civic buildings , including Theatr Clwyd, County Hall, the Law Courts and the former County Library Headquarters, which is now occupied by Newydd Catering and Cleaning.

Beyond the immediate site and the Civic Centre Campus, the surrounding area includes open grassland and clusters of residential buildings.

A bus stop is located directly outside Theatr Clwyd, providing convenient public transport links to the surrounding area. In addition, a number of pay and display car parking spaces are available adjacent to the proposed site.

The site selection process.

In 2017, Elizabeth Oxborrow-Cowan Associates prepared an Options Appraisal for the site of the proposed new Joint Archives Facility. The study evaluated the capacity, suitability and deliverability of various site options to meet the needs of the archive services.

A further report in respect of the Theatr Clwyd site was commissioned and produced in 2022.

This site selection process included site visits, stakeholder consultations, space and service requirement studies, architectural analysis, capital costing studies and site performance assessments.

3. Site and Context Analysis.

The site selection process.

The site selection study undertaken by Oxborrow- Cowan assessed the following sites:

- Greengates Farm, St. Asaph, Denbighshire.
- 43 Ganol Y Dre, Hen Lon Parcwr, Rhuthin, Denbighshire.
- Old Abattoir Site, Rhualt Denbighshire.
- DCC Corporate Store, Lon Parcwr Business Park, Rhuthin, Denbighshire.
- Flint Mountain Primary School, Flint Mountain, Flintshire.
- Theatr Clwyd Site, Mold, Flintshire.

Each site was assessed against criteria essential for a modern archive service.

Details of the Comparative Assessment carried out in respect of the above sites can be found in the Oxborrow-Cowan Feasibility Study report.

A summary of the site selection process is contained in the Pre-application Planning Statement as prepared by Kew Planning.

3. Site and Context Analysis.

The site selection process.

A further site selection and feasibility study was prepared by Wilmott Dixon in 2023. This study gave consideration to the following sites:

- Greengates Farm, St. Asaph, Denbighshire.
- Canol Y Dre, Rhuthin, Denbighshire.
- Town Hall, Rhuthin (re-purposing).
- Corporate Street, Rhuthin (re-purposing).
- County Hall, Rhuthin (re-purposing).
- Caledfryn, Denbigh (re-purposing).

Each site was assessed against criteria essential for a modern archive service.

The Theatr Clwyd site was subsequently added to the sites under consideration.

Details of the Comparative Assessment carried out in respect of the above sites can be found in the Wilmott Dixon Feasibility Study document and a summary is included in the Pre-Application Planning Statement as prepared by Kew Planning.

A feasibility report combining the Oxborrow-Cowan report and the Wilmott Dixon report was compiled by North East Wales Archives in November 2023.

This report is available for inspection.

3. Site and Context Analysis.

Theatr Clwyd site feasibility conclusions.

- It was considered that the land adjacent to Theatr Clwyd provided the best opportunity for the proposed new archive facility. The site, which currently comprises open grassland, sits within the Mold Civic Centre Campus, which offers a strong public and cultural context.
- The Theatr Clwyd site will support a high profile building with good connections to car parking, bus services and main roads. The site's orientation allows for a practical north-south layout with the storage spaces being partially screened by the public and staff wing. Being within the settlement boundary and part of an established campus, the site can accommodate both mandatory and optional archive facilities.
- The site is considered suitable for development due to its accessibility, civic prominence and potential for an architecturally integrated design. Overall the site scored highly for suitability as a public service venue.



Series of views of the site frontage moving south east left to right.

3. Site and Context Analysis.

Site analysis and constraints.



View of Theatr Clwyd frontage to west of site.



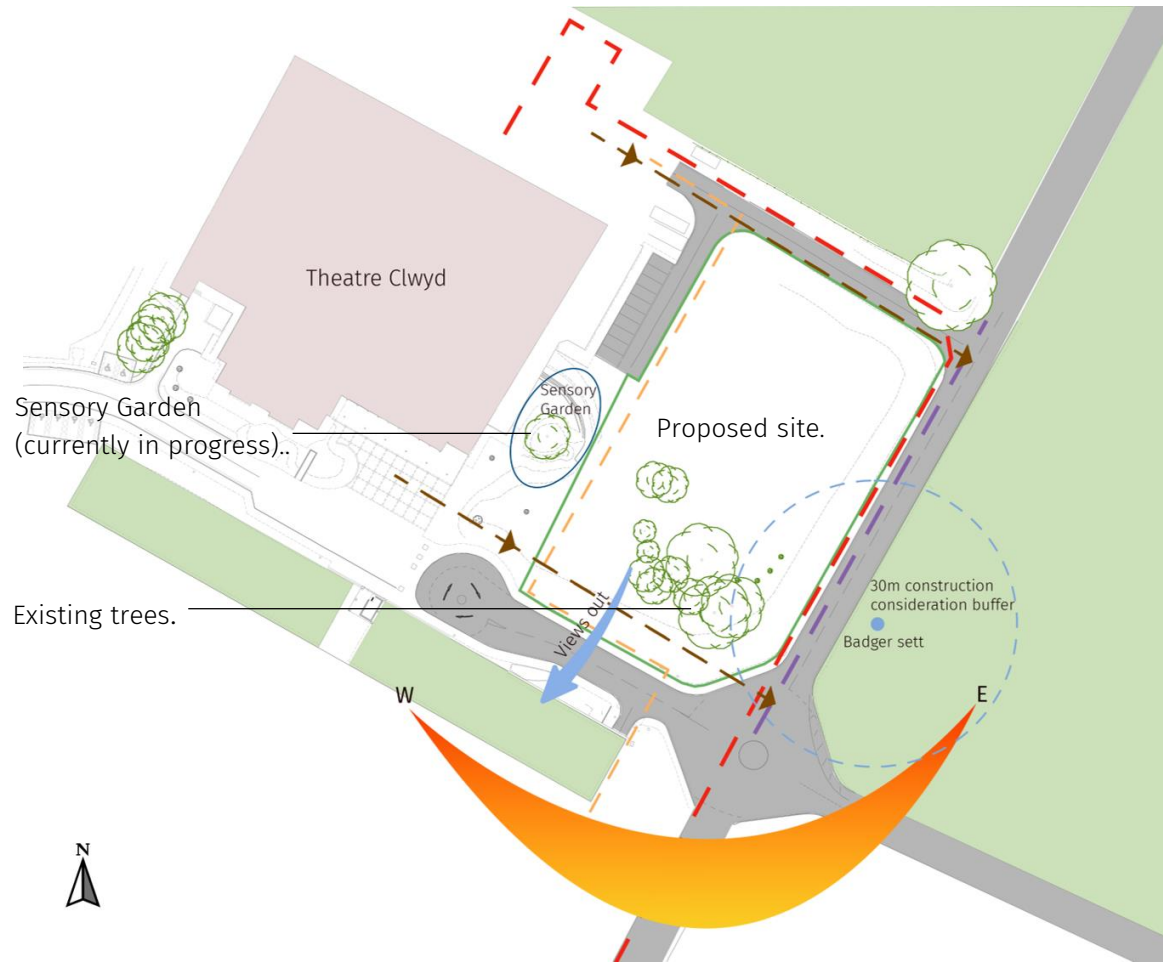
View of Theatr Clwyd from south west corner of site.



View of Theatr Clwyd from north east corner of site.

3. Site and Context Analysis.

Site analysis and constraints.



LEGEND

- - - Electricity Main
- - - Gas Main
- - - Combined Sewer
- - - BT Duct
- - - Construction buffer zone of existing badger sett
- Proposed Site
- Views out towards the Clwydian Hills



View of Theatr Clwyd east elevation and location of new Theatr Clwyd sensory garden (currently in progress)..



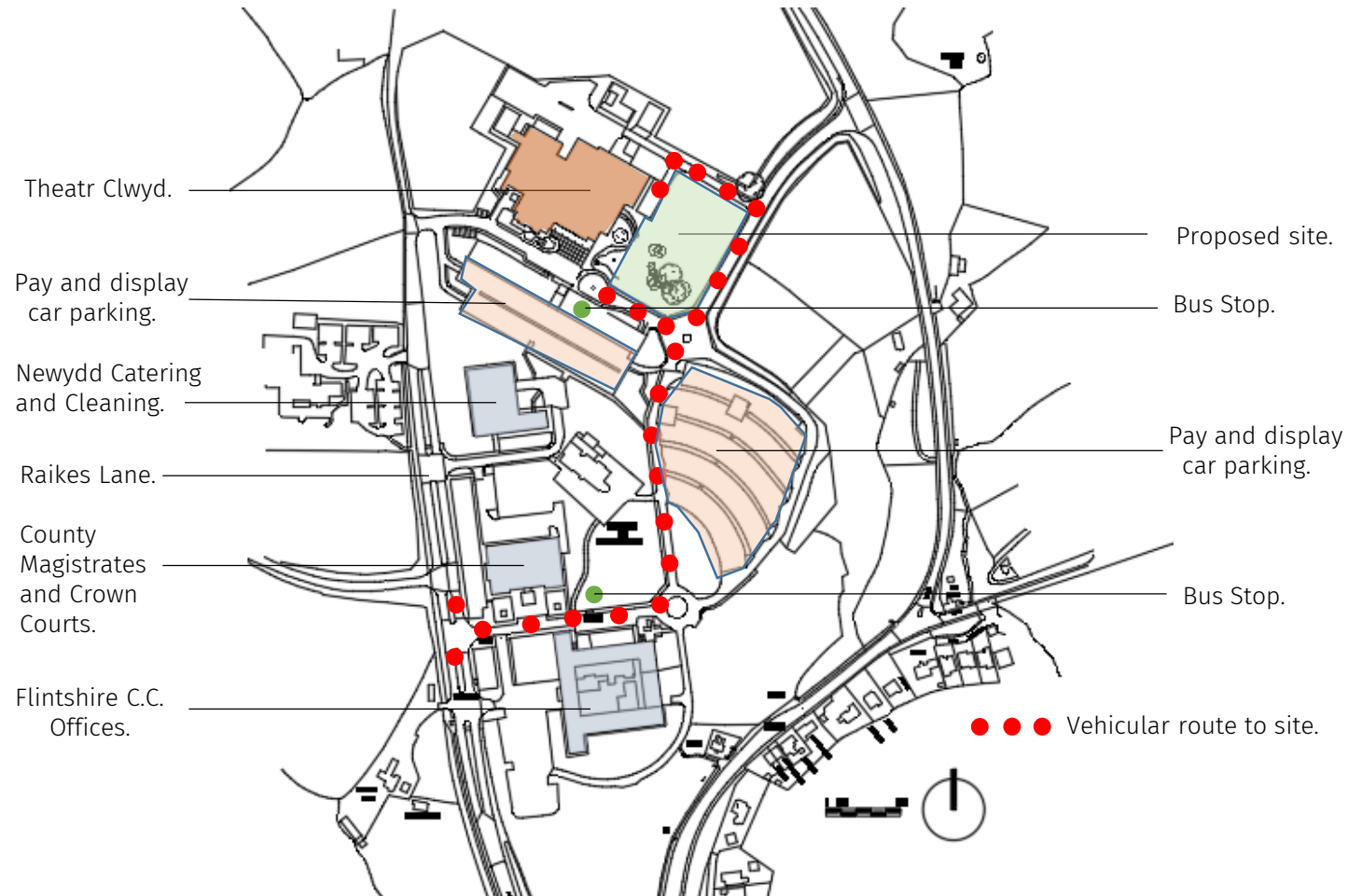
View of Theatr Clwyd east elevation and the western boundary of proposed site.



View of existing trees from western boundary of the proposed site.

3. Site and Context Analysis.

Site analysis and constraints.



3. Site and Context Analysis.

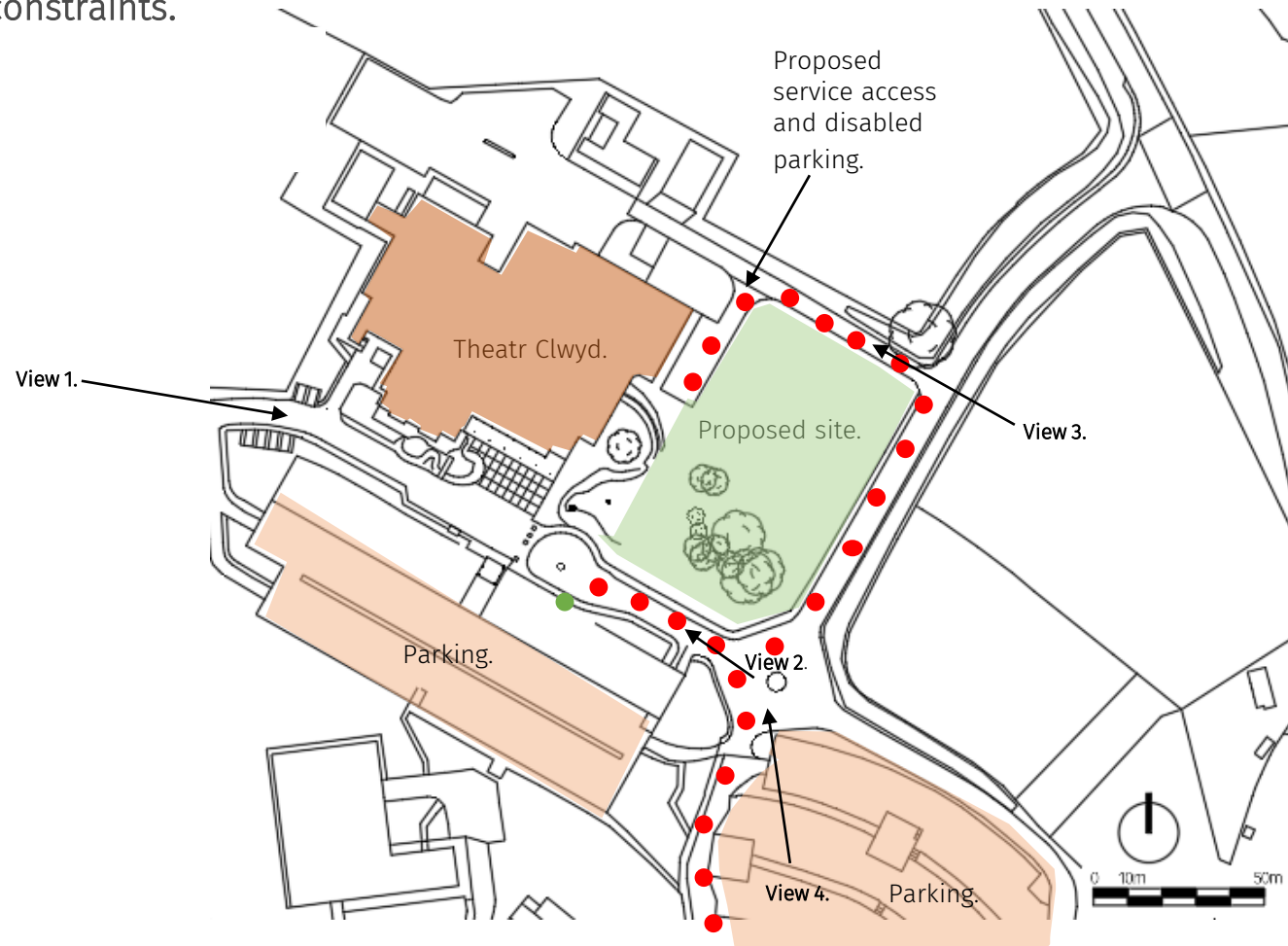
Site analysis and constraints.



View 1.
View towards site from the south west.



View 2.
Approach to site from the south east..



View 3.
Northern site boundary from the north east.



View 4.
View towards site from the south east.

- Bus Stop.
- ● ● Vehicular access routes..

3. Site and Context Analysis.

Site analysis and constraints.

Theatr Clwyd – Grade II Listed Building.

The application site does not carry heritage significance but it is located within close proximity to several heritage assets.

Grade II – Theatr Clwyd (directly east)

Grade II – Llwynegrin County Civic Centre (130m south).

Grade II – Broadway (130m east).

Llwynegrin County Civic Centre and Broadway have been scoped out of this assessment. This is due to their separation distance from the site combined with the presence of intervening tree belts, landscaping and variations in topography, which limit their visual relationship with the proposed development and associated verified views. It is not considered that the proposals will impact on their setting or significance.

Theatr Clwyd is a Grade II Listed Building, originally designated in 2019, recognised for its special architectural and historical interest as a major example of publicly funded arts and theatre architecture in the UK.

Designed R.W. Harvey and opened in 1976 as the Clwyd Theatre and Educational Technology Centre it was built to provide performance spaces, studios, galleries and Community facilities and is largely intact in its original form.



Theatr Clwyd frontage and new extension.



Aerial view of Theatr Clwyd.

3. Site and Context Analysis.

Site analysis and constraints.

Theatr Clwyd – Grade II Listed Building.

Theatr Clwyd’s modern design features steel farming, red / buff brickwork, glazed elements and lead roofs, with interlocking volumes corresponding to its varied functions. It survives as a key example of post-war civic arts provision and reflects significant developments in theatre design and cultural policy in the mid-twentieth century.

A major extension to the south east corner and main entrance to Theatr Clwyd, designed by Howarth Tompkins, has recently been completed and features an entrance foyer space, restaurant, rehearsal rooms, workshops, meeting rooms as well as a new entrance canopy and entrance square.

Theatr Clwyd – Setting.

The setting of Theatre Clwyd is defined by its elevated position and relationship with the wider civic complex developed within the former grounds of Llynegryn. The Theatr occupies the highest point within the complex and was the last element of the civic centre to be completed.

The Theatr’s elevated siting, combined with its spatial separation from surrounding buildings is considered to contribute to its prominence and legibility as a landmark within the complex.

The openness of the of its immediate surroundings, together with the approach routes from Raikes Lane and wider views across Mold form key aspects of its setting and contribute to how the building is experienced.

Key views towards the Theatr emphasise its massing and stepped roofline, including the fly tower and the auditorium volumes.

Equally important are the inward and outward views across the complex and the building’s elevated position, both of which contribute to the Theatr’s perceived importance and identity as a cultural destination within the civic complex.

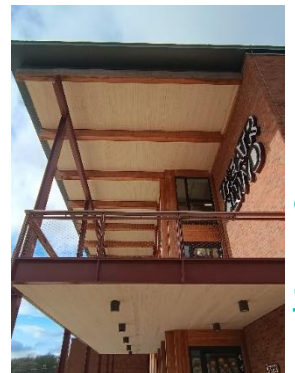
The aspects of setting most sensitive to change are considered to be:

- Theatre Clwyd’s landmark setting.
- The openness of Theatr Clwyd’s immediate surroundings.
- Theatr Clwyd’s visual dominance within the civic complex.

Additional and comprehensive information in respect of Theatr Clwyd’s significance and heritage and cultural value, has been provided in the Heritage Impact Assessment, as prepared by Kew Planning.



Theatr Clwyd eastern elevation adjacent to the proposed site.



Theatr Clwyd canopy and balcony at entrance.



4. Interpretation.



4. Interpretation.

Key interpretation principles - Building.

The following key interpretation principles were adopted during the design of the proposed new archive facility:

- The new building should not unduly detract from the significance of Theatre Clwyd and its prominence and legibility as a landmark within the civic centre complex.
- The new building should adopt a spatial and visual presence which is secondary to that of Theatr Clwyd.
- The new building should be sufficiently separated from Theatr Clwyd so as to allow it to retain its visual significance within the Mold Civic Centre Campus.
- The new building should be sufficiently separated from Theatr Clwyd so as to not overly shade the proposed sensory garden which is currently being developed to the east of the Theatr Clwyd and adjacent to the proposed site for the proposed Joint Archives Facility.
- The new building should demonstrate a horizontal component to complement that of Theatr Clwyd.
- The new building should demonstrate a materiality which is sympathetic to that of Theatr Clwyd.
- The new building should be comprised of volumes and forms which reflect its functions.
- The new building should be of sufficient scale to 'occupy' the site and be commensurate with the scale of Theatr Clwyd, whilst not detracting from its significance.
- The principal elevation of the new building should not project beyond that of Theatr Clwyd.

4. Interpretation.

Key interpretation principles - Landscaping.

The following key interpretation principles were adopted during the design of the proposed new archive facility:

- Sufficient separation between the new building and Theatr Clwyd to ensure that the new sensory garden being developed by Theatr Clwyd is not unduly shadowed.
- Fully accessible access is to be provided to the proposed new archive facility.
- Compensatory planting will be provided in respect of the loss of existing trees on site, to ensure that a net gain is achieved, in accordance with Planning Authority guidance and requirements.
- Compensatory measures will be incorporated in respect of the loss of habitats and biodiversity, to ensure that a biodiversity net gain is achieved, in accordance with Planning Authority guidance and requirements.
- The new facility will be fully accessible. An inclined walkway being provided to the new building's frontage and disabled parking facilities will be provided to the north west corner of the site. A level access will be provided from each of these locations.
- The access to the new facility should be accessible, welcoming and inclusive, in order that it is attractive to all users. Clear and concise wayfinding and signposting will be important factors in achieving this aim.



5. Design Development.



5. Design Development.

Consultation.

Extensive public consultation was undertaken in respect of the proposed new Joint Archives Facility.

We have noted some of the consultations undertaken below:

Public Survey by Flintshire Record Office and Denbighshire Archives 2019.

This survey comprised distributed hard copies and an online survey.

The online survey was promoted by Public Blog on the Denbighshire Archives website.

There were 296 respondents.

94% of respondents agreed that there is a need for an archive service covering Denbighshire and Flintshire.

9% of respondents registered their objection to a single archive building for Denbighshire and Flintshire.

Letters of support.

Letters of support for the proposed Joint Archives building have been received from the following organisations:

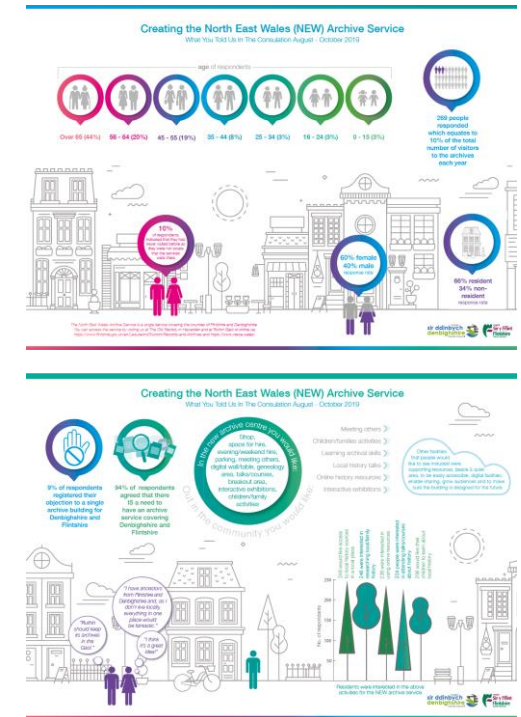
Theatr Clwyd, H.M.P. Berwyn Wrexham, Wrexham Borough Council, Flint Dementia Friendly,

Flintshire County Council, Newcis, Unllais, Mostyn Hall, Wrexham Glyndwr University,

Archives and Record Office Wales and Archives and Records Association UK and Ireland.

Further consultation.

Subsequent consultation has secured the views of over 500 respondents, the majority of which have been supportive of the proposals.



5. Design Development.

Consultation.

North East Wales Archives (NEWA) evidence of capacity, reach and value.

North East Wales Archives commissioned research in respect of the services being provided by them.

The research showed the following in respect of NEWA:

1,222 visitors per year, 18 no. volunteers, 4,049 archive items produced per year, 11 events held per year,

50 GB of digital archives, 637 cubic metres of hard archive material, 26,354 website visits per year,

1,496 enquiries per year, 81% rating of very good, 100% agreement to learning from their visit.

Consultation with minority groups and identifying priority audiences.

North East Wales Archives have recently developed a strong relationship with Theatre Clwyd, and through

this relationship both organisations have come to realise the power of the stories held in the archive collections along

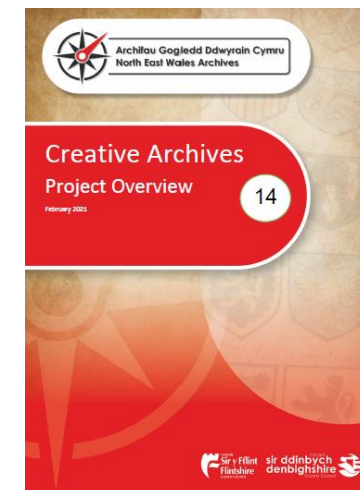
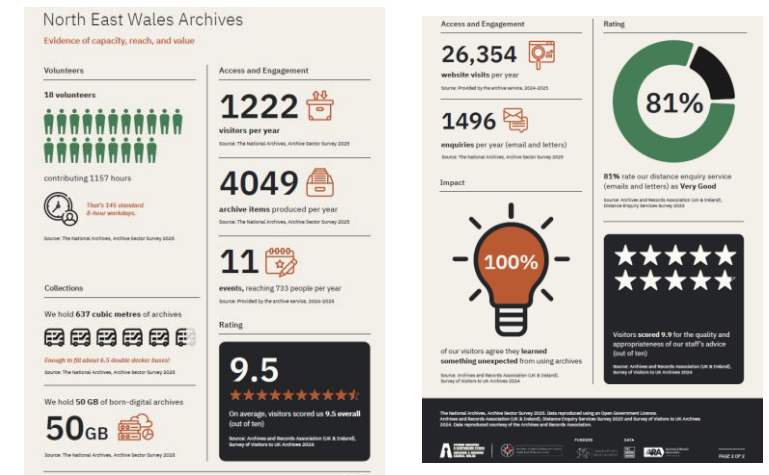
with the power of drama to reach new audiences. NEWA have identified the following as priority audiences:

Prisoners in HMP Berwyn, LGBTQ+ groups, Young people 14-15, People with dementia,

People with poor mental health, Families with young children, Schools, Ethnic minority communities

and Low income communities.

NEWA have spoken to and consulted with representatives of all of the above and have developed ideas for collaborative working and upskilling staff and volunteers to co-create and deliver comprehensive activity programmes.



5. Design Development.

Consultation.

Other general consultations undertaken by North East Wales Archives (NEWA).

Denbighshire C.C. Corporate Executive Team - July 2021, October 2022.

Denbighshire C.C. Strategic Investment Group - September 2019, December 2020 and January 2022.

Flintshire C.C. Chief Officer Group.

Various Local Authority Cabinet Briefings - November 2018, October 2019, November 2020, January 2023, September 2023 and April 2024.

Various Local Authority Cabinet Meetings - November 2020 and October 2023. Capital Scrutiny Group - September 2023. and Asset Management Group - July 2019.

Local Authority Communities Scrutiny Committee - October 2019 and October 2020.

Rhuthin Member Area Group - October 2020 and November 2022.

Rhuthin Town - Council September 2024.

Mold Town Council.

Flintshire County Council – Informal Cabinet, Cabinet, CEO, Lead Members and Ward Members, Capital and Assets Programme Board and Chief Officers Team.

Theatr Clwyd Trust.

The National Archive.

The National Lottery Heritage Fund.

Welsh Government Department for Sports, Culture and Tourism.

5. Design Development.

Building design development.

DB3 Architecture were appointed to the Joint Archives Facility project in January 2026 by Wynne Construction.

DB3 Architecture were commissioned as part of a full design team of consultants, assembled by Wynne Construction, to progress the Joint Archives Facility project.

The assembled design team were asked to develop design proposals previously prepared by Lovelock Mitchell Architects (LMA) in 2025.

Wynne Construction and the aforementioned design team has worked closely with the Denbighshire and Flintshire County Council Archives Project Team to further develop the proposals and to prepare the documentation required for the Pre Application Consultation process.

It is worth noting that the earliest designs for the new archive building were commenced by others, prior to the appointment of LMA, and that of the current design team.

A larger scheme was proposed at this time (approx. 3,000 sq.m floor area). The currently proposed scheme will provide approx. 2,124 sq.m of floor area and falls within the project budget.

Since their appointment, DB3 Architecture and the other design team members have developed the LMA design proposals, paying particular attention to accessibility, inclusivity, materiality, fire engineering design, acoustic engineering design, low carbon design, sustainability and bio diversity enhancement.

Particular attention has also been given to the new building's relationship with Theatr Clwyd, both in respect of the materiality and form, and also the land between the two buildings, within which Theatr Clwyd are currently developing a sensory garden.

Sustainability and protecting the environment have also been major considerations during the development process. This focus has resulted in the current building design achieving Net Zero Carbon in Operation, by virtue of roof mounted photovoltaic panels, and also achieving Low Embodied Carbon.

Sustainability has also been ensured by virtue of designing in high levels of thermal insulation and air tightness to ensure that the completed facility is a low energy building. Furthermore the new facility will be fossil fuel free and will incorporate Passivhaus principles.

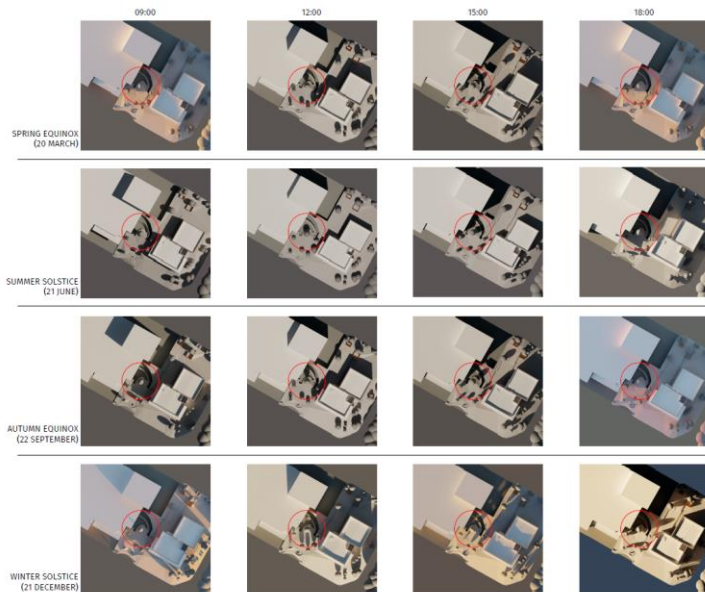
Accessibility and inclusivity has also been a feature of the design development process, and to this end the new building will feature a Changing Places room, fully accessible toilets at both ground and first floor levels, a hearing loop, passenger lift, time-out space and design features suitable for neuro diverse and partially sighted users.

5. Design Development.

Building design development.



Elevational and materiality studies undertaken by LMA during the early design development.



Sun path and shading studies showing Theatr Clwyd and new building.



Street view study with Theatr Clwyd and proposed sensory garden shown.



6. The Proposal.



6. The Proposal.

Character.

The design of the proposed new facility has taken account of, and been informed by, the information gathered during the site and context analysis, as outlined earlier in this document.

Particular attention has been given to the new building's relationship with the Theatr Clwyd building, which occupies the adjacent site, and is a Grade II Listed building.

Maintaining the significance and prominence of Theatr Clwyd within the Mold Civic Centre campus context was felt to be critical.

Responding sensitively to the architectural character of Theatr Clwyd was also felt to be vitally important in the design of the new Joint Archives Facility building.

It is felt that the scale of the proposed new building, its location on the site, and its materiality, are appropriate and respectful of the site, the wider site context and the existing Theatr Clwyd building.

It is felt that the scale of the proposed new building is large enough to 'occupy' the site, but at the same time allows Theatr Clwyd to maintain its significance and prominence, both in relation to the immediate site and the overall context of the Civic Centre campus.

It will be seen that the materiality of the of the proposed new building reflects both the materiality of Theatr Clwyd and also the landscape, heritage and history of the north east Wales area.

The proposed new building is comprises two principal volumes which reflect the two major functions of the new facility, namely that of the Public and Staff wing to the front and that of the enclosed Archive Store wing to the rear of the site.

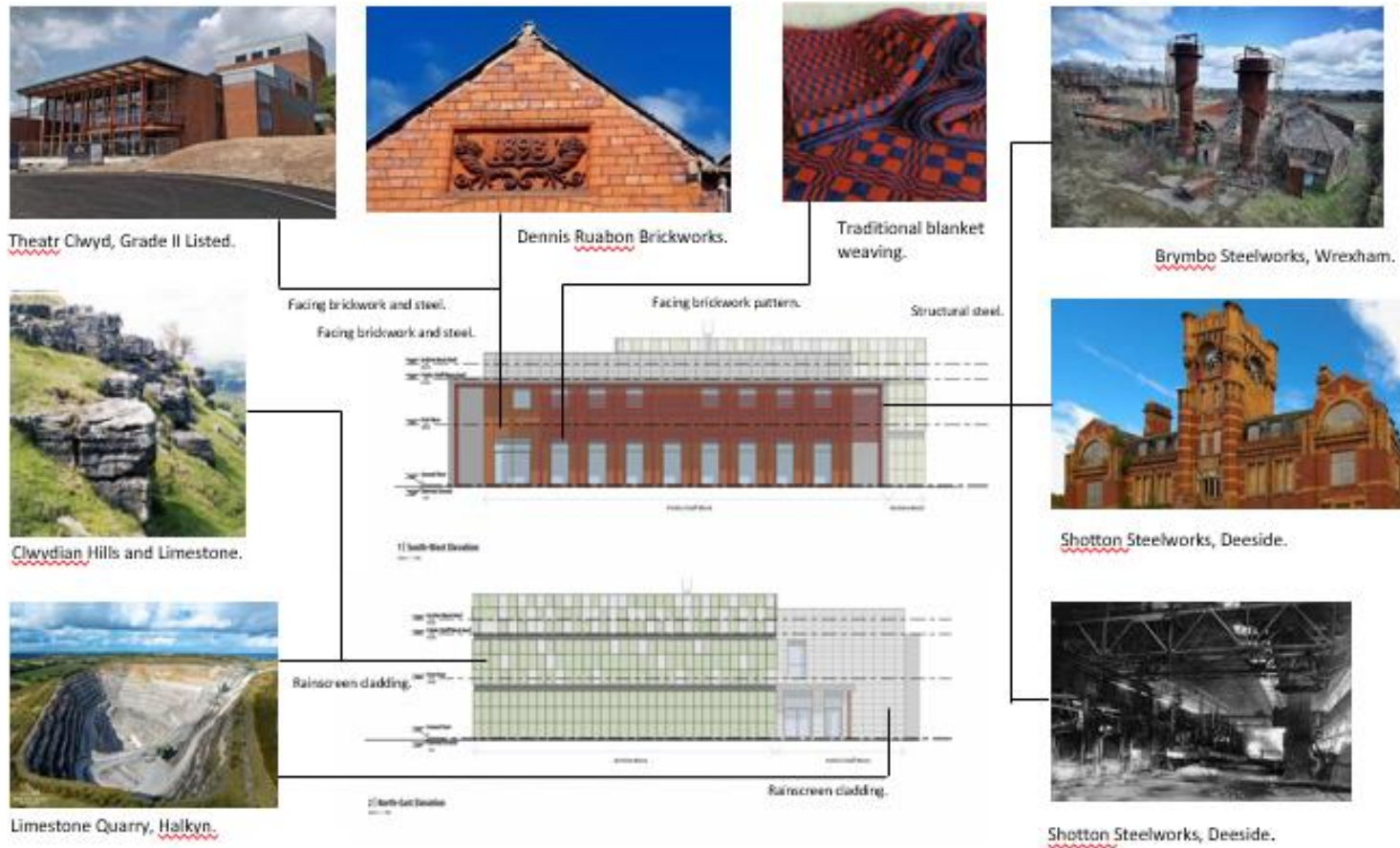
The stepped volumes reflecting the functions within the new archive building echo the stepped volumes of Theatr Clwyd, which also reflect its internal functions.

The overall horizontality of the Theatr Clwyd building has been echoed in the strong horizontal line of the entrance canopy and its fascia and by the associated brise-soleil.

Furthermore the proposed entrance canopy has been designed to be at a similar height to that of the new Theatr Clwyd entrance canopy.

6. The Proposal.

Character - context, heritage and local history informing the design.



The following aspects of context, heritage and local history have informed and influenced the design and materiality of the proposed new Joint Archives Facility building:

- Theatr Clwyd building and new extension.
- Clwydian Hills landscape.
- Limestone quarrying in north east Wales.
- Steel manufacture in Brymbo and Shotton.
- Dennis Ruabon Brickworks.
- NEWA Archives collection items.

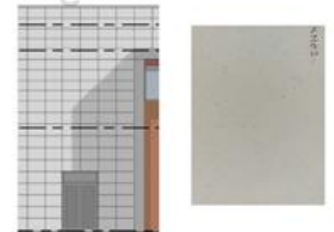
6. The Proposal.

Character – materials selection reflecting context, heritage and local history.

Aluminium rainscreen cladding to Archive Store wing:
 Proteus SR secret fix metal panel rainscreen system by Proteus Facades Ltd.
 Panel depths to be generally 50mm but with some at 100mm depth (upper tiers only).
 Panels to be specialist colour coated satin finish with mix of two principal colours.
 Colours—mix of Patina Green and Concrete by Proteus.
 Horizontal bands to be Silver Metallic Grey by Proteus.



Natural Limestone rainscreen cladding to Public and Staff wing:
 Shackerley Holdings Ltd. Natural Limestone KM02 Moleanos, 30mm thickness panels.



Facing Brickwork to Public and Staff wing
 The York Handmade Brick Co. Ltd.
 Blend of Husingore and Thirkelby - known as Trafalgar Blend, as used on Theatr Clwyd extension.
 Stretcher Bond generally with Basket Weave Bond to window panel locations.




Indicative illustration of Basket Weave Bond - to be brickwork bond to window panels only i.e. above and below windows only. N.B. image colour does not represent brickwork.



Colour coated metal cladding to main entrance canopy:
 SBS Anvil Metal Cladding rainscreen panel system.
 Polyester powder coated satin finish.
 Colour—mid grey RAL 7001.



Aluminium, windows, external doors and associated louvres:
 Polyester powder coated satin finish.
 Colour—mid grey RAL 7001.



Brise – soleil louvres and external exposed structural steelwork.
 Polyester powder coated satin finish and paint satin finish respectively.
 Colour—Oxide Red RAL 3009 or similar to match Theatr Clwyd external steelwork.



Parapet copings to external walls.
 Polyester powder coated Aluminium.
 Copings, satin finish, to match rainscreen panels below to each wing.



The materials selection for the new Joint Archives Facility reflect, and are informed by, the following:

Rainscreen Cladding to Archive Store wing:
 Clwydian Hills and Natural Limestone.

Rainscreen Cladding to Public and Staff wing:
 Limestone quarrying in the north east Wales area.

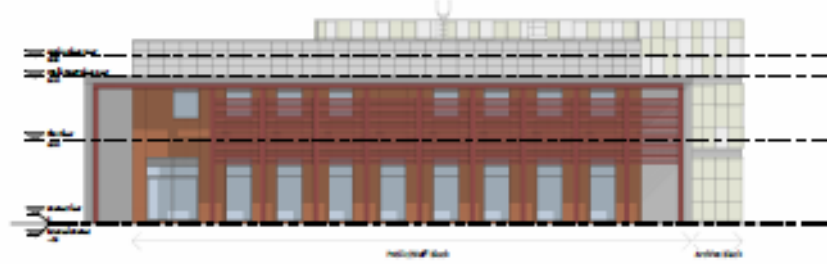
Facing Brickwork to Public and Staff wing:
 As Theatr Clwyd facing brickwork.

Grey metal cladding:
 Metal cladding to Theatr Clwyd building.

Exposed steelwork:
 As exposed steelwork to Theatr Clwyd building.

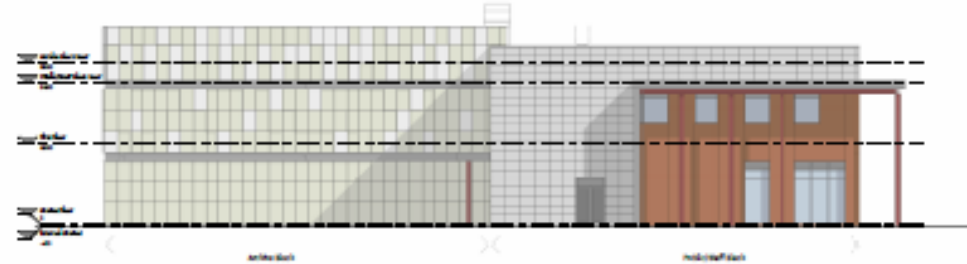
6. The Proposal.

Character – Proposed elevations.



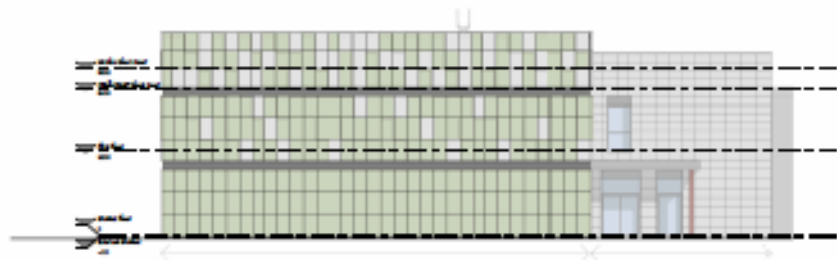
1 | South-West Elevation
1:1

Proposed south west elevation..



1 | North-West Elevation
1:1

Proposed north west elevation..



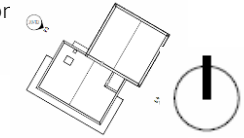
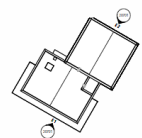
1 | North-East Elevation
1:1

Proposed north east elevation.









1 | South-East Elevation
1:1

Proposed south east elevation



ELEVATION MATERIAL LEGEND

- 
Aluminium Polyester Powder Coated Rainscreen Cladding Panels
 Colour: Varied depths
 Colour: Pale Green & Limestone
- 
Limestone Rainscreen Cladding Panels
 Colour: Natural Limestone
- 
Facing Brickwork
 Colour: Mixed buff/red brick to Match Theatr Clwyd
- 
Exposed Steelwork
 Colour: Deep red to match Theatr Clwyd exposed steelwork
- 
Brise Soleil Aluminium Louvres
 Colour: Deep red to match Theatr Clwyd exposed steelwork
- 
Entrance Canopy & Flank Walls
 Colour: coated metal cladding
 Colour: Mid Grey RAL 7001

6. The Proposal.

Character - visualisations showing scale, massing and materiality.



3D view from south west with Theatr Clwyd in foreground.



3D view of approach to new facility from south east.



3D view of proposed frontage with Theatr Clwyd to left.



3D view of north east corner with Theatr Clwyd in background.

The following aspects of the design of the new building reflect the site context, the adjoining Theatr Clwyd building and local heritage and history:

- Facing brickwork as facing brickwork to Theatr Clwyd.
- Exposed steelwork as Theatr Clwyd entrance canopy.
- Horizontal canopy as Theatr Clwyd entrance canopy.
- Limestone rainscreen cladding reflecting quarrying history.
- Rainscreen cladding reflecting Clwydian Hills landscape.
- Steel reflecting history of steel manufacturing in Brymbo and Shotton.
- Facing brickwork reflecting brick manufacture at Dennis Ruabon works.
- Brickwork patterning reflecting NEWA archives collection items.
- Building masses reflecting internal functions and echoing Theatr Clwyd.

6. The Proposal.

Access – to the site.



As previously described, the site of the proposed new Joint Archives Facility is well served in respect of public transport, road network and car parking provision.

A bus stop is located opposite Theatr Clwyd with frequent services running from Mold Bus Station, Flint and Chester. Extensive car parking facilities are available adjacent to the site, both multi-storey and open air parking. The proposed site greatly benefits in respect of access by virtue of being located within the Mold Civic Centre campus.

The proposed new Joint Archive Facility building and the site works have been designed with the aim of providing full accessibility.

The following have been incorporated into the site and building design to ensure full accessibility:

- Inclined walkway path from footway to main entrance of the new building.
- Dedicated disabled car parking spaces provided on site.
- Level access provided to the new building.
- Internal plan layouts designed to provide accessibility for all users.
- Accessible toilets provided at both floor levels for public and staff.
- Changing Places facilities provided at ground floor level.
- Time-out area provided at ground floor level.
- Passenger lift provided in the building to provide access to the first floor.
- Hearing Loop provided for users with restricted hearing.
- Design takes account of users with restricted vision.
- Design takes account of neuro-diverse users.

6. The Proposal.

Access – within the site.



As previously described, the site of the proposed new Joint Archives Facility is well serviced by public transport and public car parking facilities.

The site benefits greatly in this respect from being located within the Mold Civic centre Campus and from being adjacent to Theatr Clwyd.

Great care has been taken to ensure that access within the site to the main entrance of the new Joint Archives Facility building will be accessible, inclusive and will afford easy access for all.

A winding inclined walkway path has been provided for pedestrians which starts at the Theatr Clwyd plaza. Rest and interpretation areas will be provided along the length of the path such that pedestrians can rest and reflect as required, during their journey to the new building's main entrance.

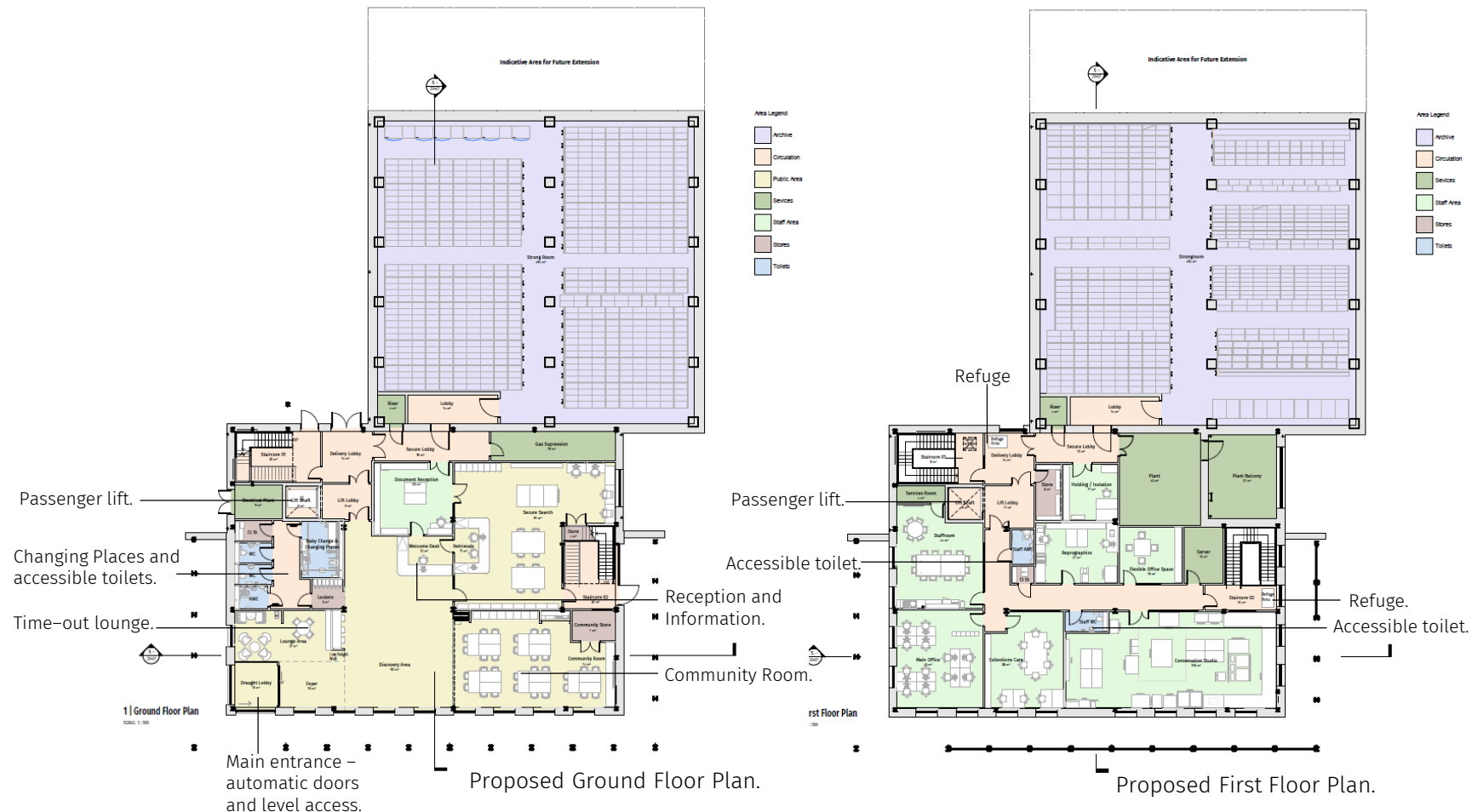
Disabled drivers and those being driven to the site will be able to park in the disabled parking bays provided at the north east corner of the site. A level hard surfaced footpath is available from these car parking spaces to the main entrance.

Bicycle storage racks will be available for cyclists.

A hard surface footpath will be provided around the whole of the building such that users will be able to walk around the perimeter of the building and enjoy the variety of soft landscaping and wildlife habitats which will be provided within the scope of this project.

6. The Proposal.

Access – within the building.



Great care has been taken to ensure accessibility and inclusivity within the proposed new building.

This will start with level access and automatic doors to the main entrance, with all doors within the building being accessible to wheelchair users.

Assistance will be available for all users in the entrance area (Discovery Area) and / or at the reception desk.

Clear and concise signage will be provided to assist with wayfinding within the building, and a hearing loop will be available to assist those who require this assistance.

Accessible toilets and a Changing Places room will be available at ground floor level, located adjacent to the main entrance. Accessible toilets will also be provided at first floor level.

A passenger lift (13 no. person) will be available for users to gain access to the first floor, and refuges will be provided to staircases to assist with the evacuation of wheelchair users in the event of an emergency.

A large Community Room is being provided which will be able to host and facilitate a large variety of events and activities for a groups and societies. This will be complemented by the adjacent Discovery Area which will feature interactive interpretation and exhibitions.

6. The Proposal.

Movement.

It is felt that the proposed site for the new Joint Archives Facility will enable and facilitate sustainable means of travel to, and from, the site.

The site, being located within the Mold Civic Centre Campus, and adjacent to Theatr Clwyd, will benefit from already established good public transport links and car parking provision.

As previously detailed, and illustrated within this report, a regular bus service is available to the site from Mold town centre, Flint and Chester, with a bus stop located on the Theatr Clwyd access road, opposite to the proposed site.

Extensive car parking facilities are available opposite the site and to the south east of the site. These take the form of a multi storey car park as well as an open air tiered car park. These currently serve Theatr Clwyd as well as the Civic Centre Campus. It is felt that there is sufficient capacity within the existing car parking provision to accommodate the additional capacity that will be required to serve the proposed new Joint Archives Facility.

Dedicated car parking for disabled users will be provided at the north west corner of the site, and a hard surface footway will provide a level and direct access from this car park to the main entrance of the new facility.

Sheltered cycle storage racks will be provided for cyclists and the site is located within cycling and walking distance of Mold town centre and the immediate residential area.

An inclined walkway footpath will be provided from the Theatr Clwyd plaza to the main entrance of the new building. This will ensure that the well established access provisions already in place for Theatr Clwyd's users will be readily available for the users of the new Joint Archives Facility.

It is felt the site responds well to the recommendations of Welsh Government TAN 18 in that it is suited to access by walking and cycling and also has already established public transport links and provisions.



Existing bus stop (pre Theatr Clwyd extension).



Existing Civic Centre open air car parking.



Entrance to Civic Centre multi storey car parking..

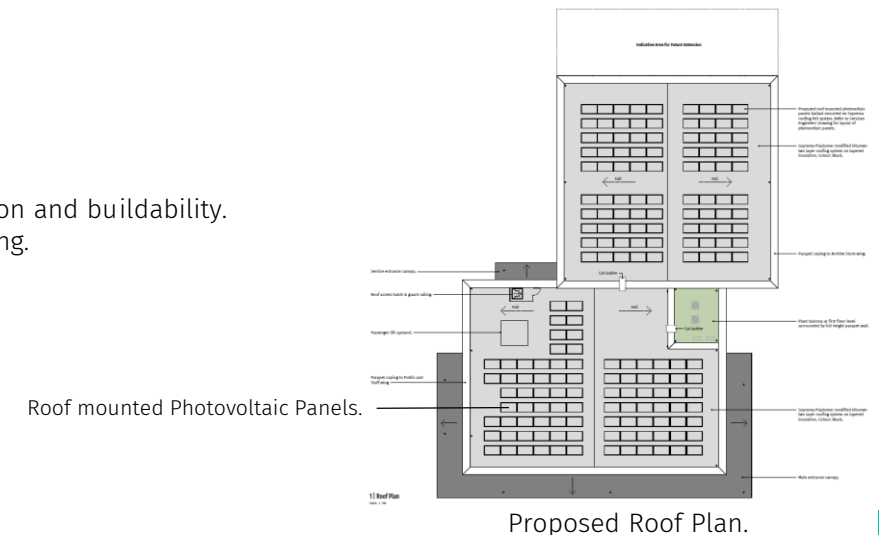
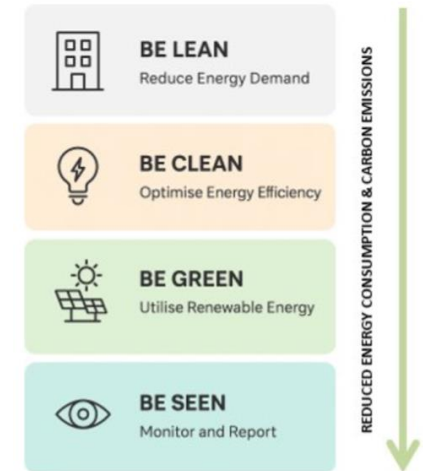
6. The Proposal.

Environmental Sustainability - Building.

Helping to achieve environmental sustainability was a key requirement of the design brief for the new Joint Archives Facility building, and the project’s design team has ensured that the design has comprehensively responded to this requirement, both in respect of the design of the building itself and that of the site.

Listed below are the numerous ways in which the building’s design has incorporated environmental sustainability into the building fabric and its servicing:

- The new building will be a highly insulated, low Carbon building, adopting the ‘fabric first’ approach.
- The insulation values (U Values) of the principal building elements will be significantly better than required values.
- All building materials will be carefully selected to aid sustainability.
- The new building will achieve high airtightness values with Passivhaus principles being adopted.
- The building will feature an all electric building services design with no reliance on fossil fuels.
- Building design has followed Energy Hierarchy Approach: Be Lean, Be Clean, Be Green, Be Seen.
- The new building will achieve Net Zero Carbon in Operation.
- Approx. 200 no. roof-mounted Photovoltaic Panels will be provided to generate electricity on site.
- A ‘light touch’ approach to internal environmental control systems has been adopted.
- Internal lighting will be provided by low energy LED fittings throughout.
- External lighting will be designed to ILP GN 08/23 to minimise ecological impact on protected species.
- Electric vehicle charging points will be provided on site.
- The structural solution has been developed with consideration for efficient load paths, appropriate material selection and buildability.
- Composite steel framing has been utilised to reduce structural weight and material usage to the Public and Staff wing.
- Electric arc recycled steelwork will be utilised.
- Low cement content in-situ concrete will be used to the Archive Store wing.



6. The Proposal.

Environmental Sustainability - Site.

As with the building design, it was a requirement of the design brief that environmental sustainability and biodiversity were fully addressed and promoted in the design of the new Joint Archives Facility.

Listed below are the numerous ways in which the site and landscaping design has incorporated environmental sustainability and the promotion of biodiversity into the proposals:

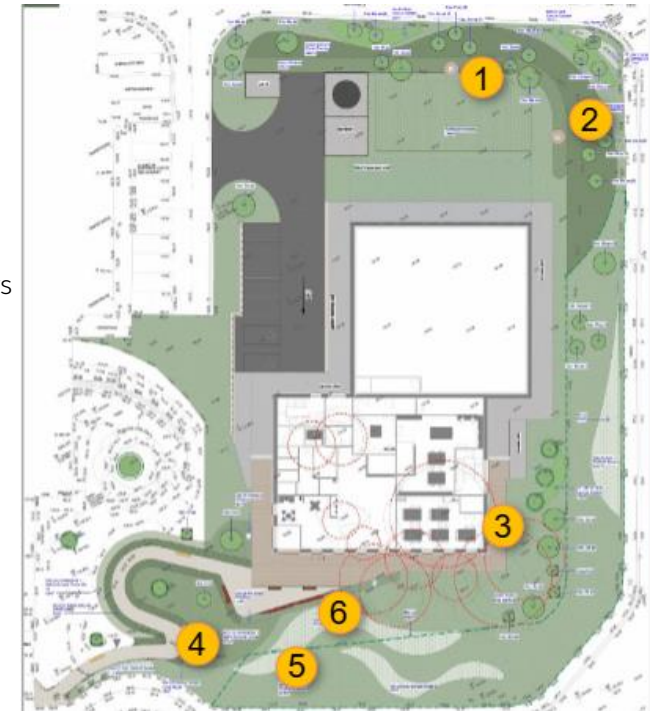
- Numerous habitat features have been designed into the proposals, these include Log Piles, Swift Boxes and Bat Boxes, Perennial Bee Bars and Bug Hotels.
- Pollinator friendly planting (with interpretation signage) will be provided.
- Native fruit trees will be planted, including Native Denbigh Plum Trees.
- Swathes of Crocuses and Daffodils will be planted on site.
- Enhancement of neutral grasslands will be undertaken on site.
- The design measures will create new habitats and will also support local species, thus improving ecosystem resilience.
- Collaboration with the project Ecologist will ensure that the planting types used will mitigate future climate risks.
- Investment in partnerships will assist in halting and reverse the loss and decline of habitats and species.
- The proposals will ensure that 'net gain' biodiversity is achieved on the site, in accordance with Planning requirements.

It should be noted that existing low to medium quality deciduous trees, currently located on the south east corner of the site, will not be able to be retained.

These trees are indicated by a red dashed line on the plan opposite and on the landscaping plans shown below.

The loss of these trees will be more than compensated by the proposed new planting, habitat and landscaping proposals. The existing trees are not the subject of a T.P.O.

Traces of Badger activity are present on the bank on the opposite side of the road which runs along the eastern boundary of the site. The proposed development will not directly impact on this activity and care will be taken to avoid any direct contact with this area.



Proposed Landscaping Plan.

1. Log Piles.
2. Bat Boxes.
3. Swift Nest Boxes.
4. Native Denbigh Plum Trees.
5. Swathes of Crocuses.
6. Pollinator friendly planting.

6. The Proposal (Landscape Architect).

Access, parking and landscaping for purpose-built joint archive facility

Landscape and Site:

The external realm has been designed with careful consideration of the clients brief, site opportunities and constraints whilst creating an inspiring and welcoming space for the local community.

The landscape design aims to provide an inviting entrance accessible for all with clear access points and easy wayfinding around the building. This has been achieved through the incorporation of multiple interpretation features and educational opportunities such as totem poles and different signages along the access route. Seating has also been incorporated to create places to stop and ponder and to celebrate the panoramic views of the Clwydian Range.

Green / Blue Infrastructure:

The landscape design strategy involves retaining existing trees where possible, creating a new mosaic of different planting typologies, including 3 to 1 replacement tree planting. The planting strategy will champion Welsh flora, with native meadows, tree belts and low maintenance groundcover, to create a range of new habitats and encourage pollinators across the site. All proposed green infrastructure is aimed to keep clear lines of sight in and out of the building making the entrance to the building clearly visible from the site entrance.

Example Images:



Accessible pathway



Elevated panoramic views



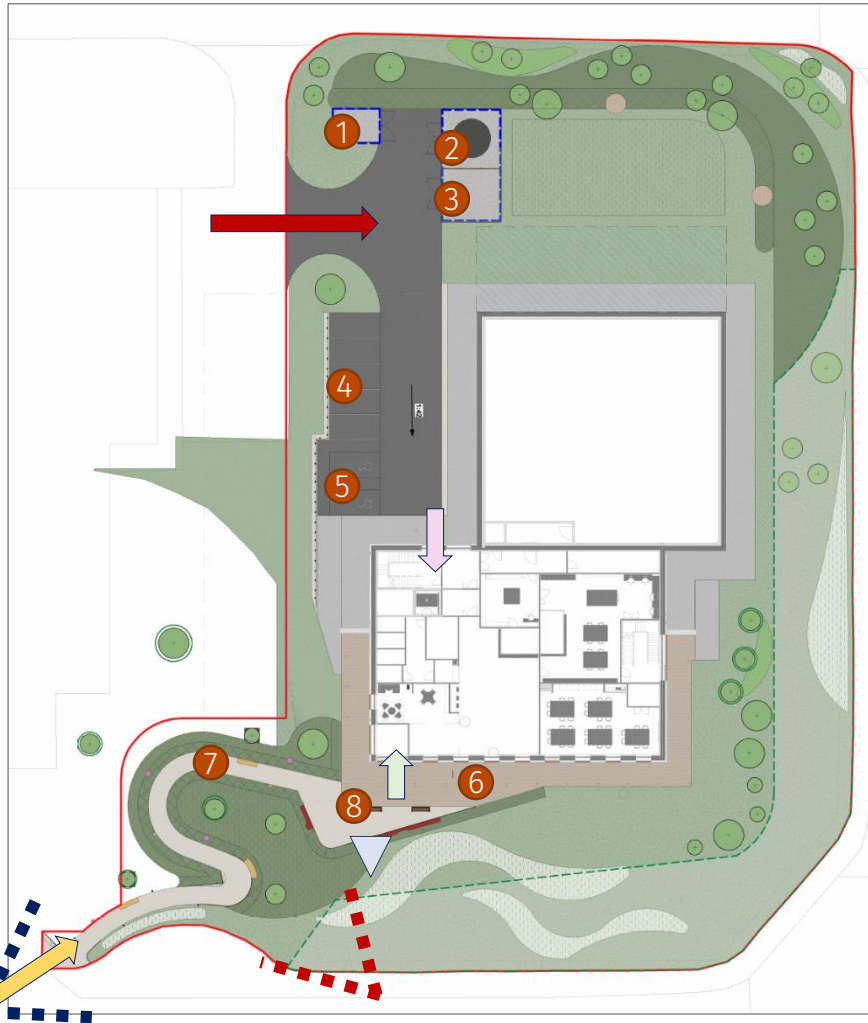
Signage Edging
(interpretation / educational opportunity)
















Native planting

6. The Proposal (Landscape Architect).

Please refer to: JAF-FRL-XX-XX-DR-L1500 for more detail

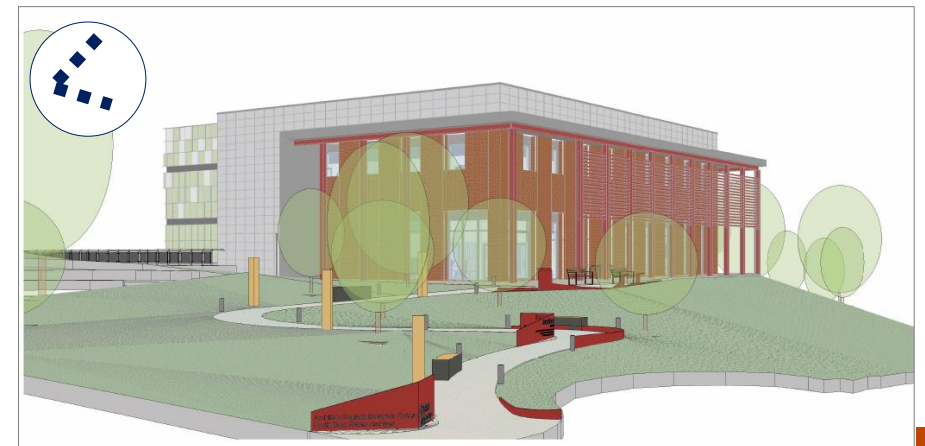


Key:

-  Vehicular Entrance
-  1 Sub Station
-  2 Fire Hydrant
-  3 Bin Store
-  4 5 Parking Spaces
-  5 2 DDA Parking Spaces
-  Pedestrian Main Entrance Pathway
-  Main Building Entrance
-  Rear Building Access
-  6 3 Cycle hoops for 6 bikes
-  7 Pathway Seating
-  8 Plaza Seating
-  Panoramic views



3D View 1



3D View 2

6. The Proposal (Landscape Architect).

Please refer to: JAF-FRL-XX-XX-DR-1030
for more detail

Designed in collaboration with project ecologist

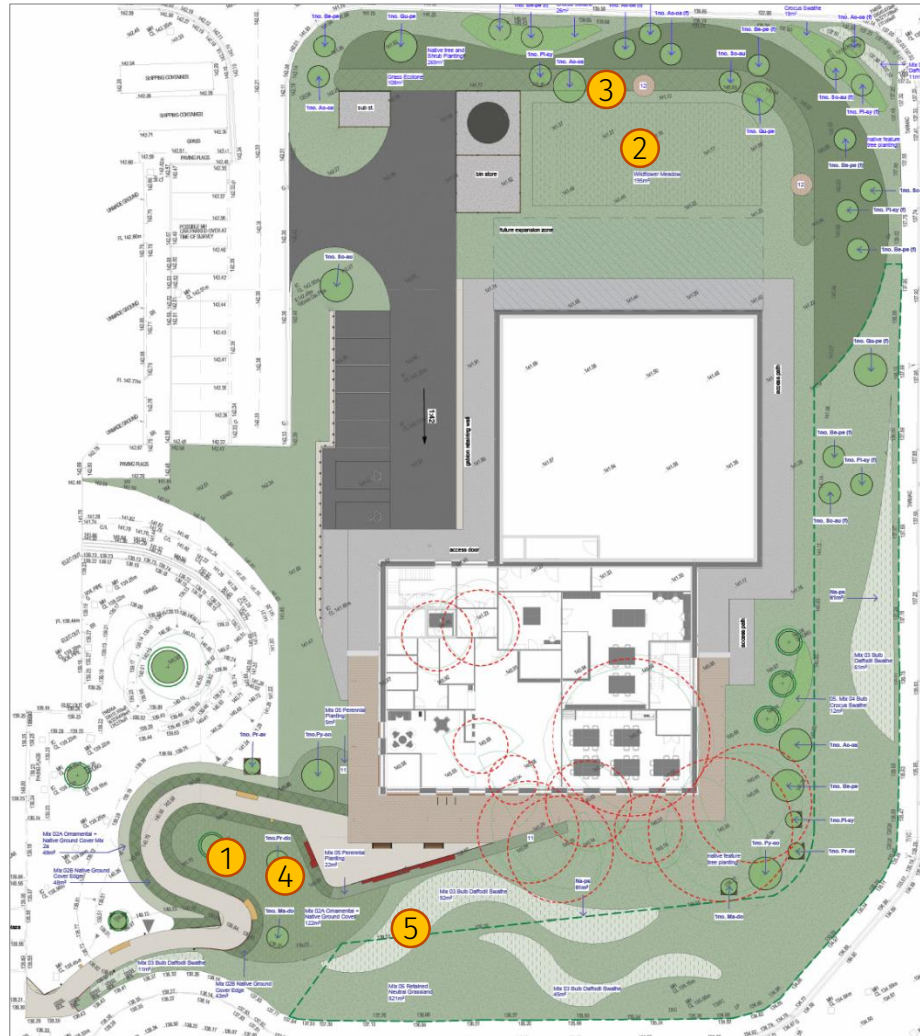
Green Infrastructure Features:

To mitigate the existing green infrastructure lost, a variety of landscape features will be incorporated into the site. This includes new native tree and shrub plantings along the north, east and south sides of the site. A minimum ratio of at least 3 trees of a similar type and compensatory size is planted for every 1 lost.

For additional visual interest at the entrance of the site, there will be ornamental and native groundcover planting along with native fruit trees such as the Denbigh plum, Snowdon pear and Bardsey Island Apple tree.

Within the existing neutral grassland, plug planting will be interspersed throughout to enhance the habitat along with swathes of crocuses and daffodils flowering in autumn and spring.

At the rear of the site biodiversity measures have also been taken with an area of wildflower meadow and a low mow grass ecotone to promote wildlife species through the site.



Denbigh Plum Tree



Bardsey Island Apple Tree



Wildflower Meadow



Low Mow Ecotone



Ornamental and native ground cover



Swathe of Crocuses

6. The Proposal (Landscape Architect).

Please refer to: JAF-FRL-XX-XX-DR-L-1031
for more detail

Designed in collaboration with project ecologist

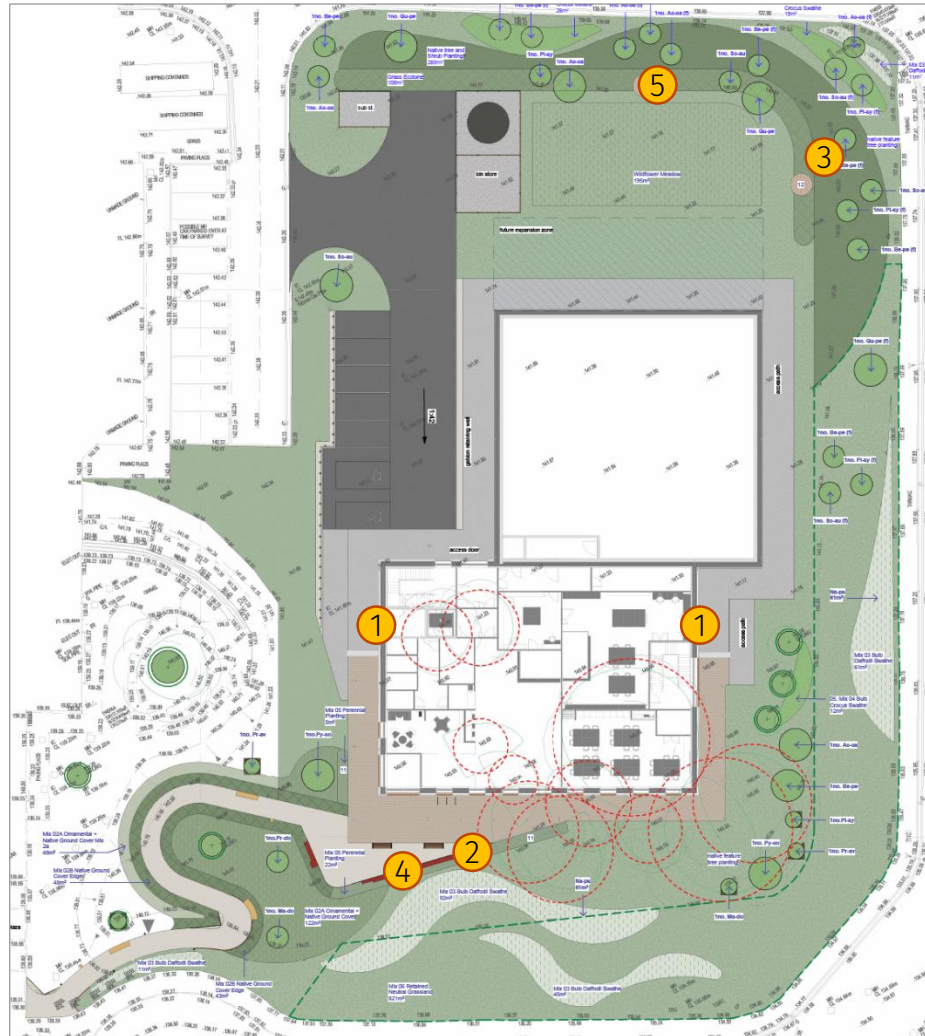
Habitat Features:

Habitat features to target priority species will be incorporated onto the site. This includes a pole mounted bat box for foraging and commuting bats on the north-eastern part of the site. To avoid significant adverse impacts on bats, sympathetic lighting will be used throughout the exteriors of the development.

Due to the habitable location of the development, there will be a few in-built swift boxes on the east and west elevations of the proposed building.

Deadwood piles will be made using materials cleared from site to provide habitats for hedgehogs and other invertebrate species.

At the frontage of the building along the plaza, a bee bar will be introduced with pollinator friendly planting.



In-built Swift Box



Pole Mounted Bat Box



Dead Wood Log Piles



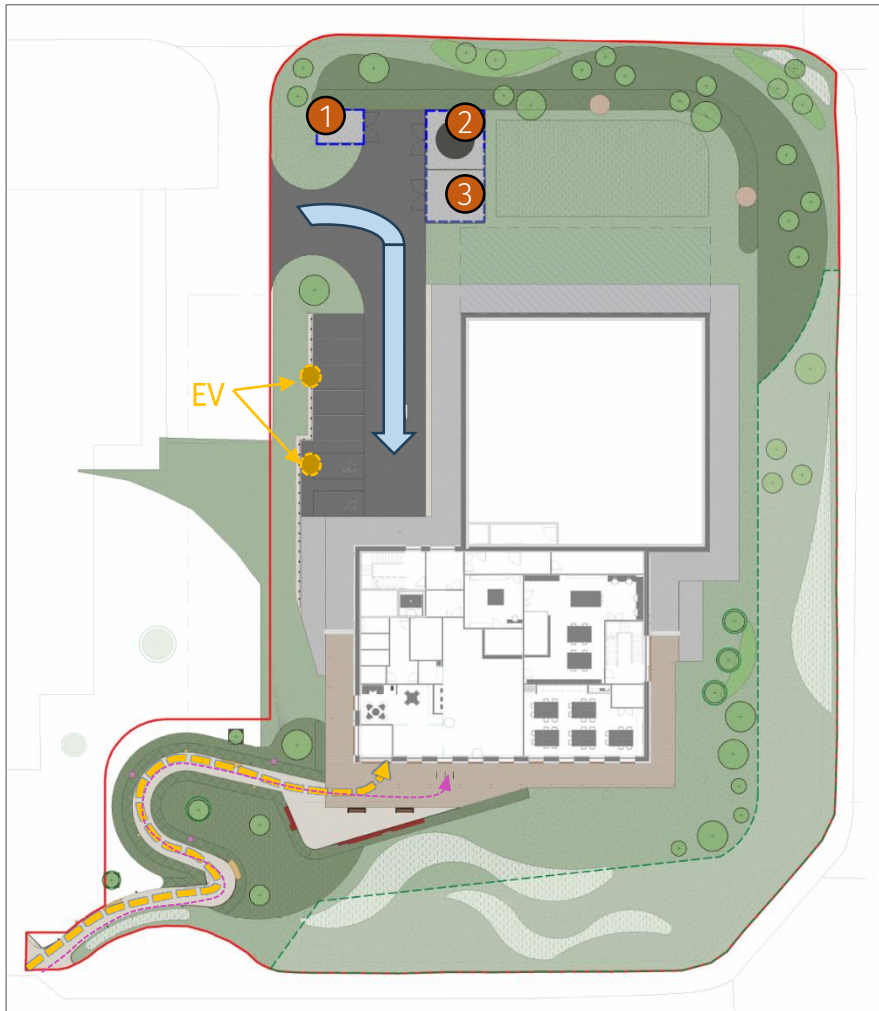
Bee Bar Signage










Pollinator Friendly Planting

6. The Proposal (Landscape Architect).

Please refer to: JAF-FRL-XX-XX-DR-L-1500
for more detail



Key:

-  Vehicular Movement
-  Pedestrian Link
-  Cycle Path to 3 cycle hoops for 6 bikes
-  Electrical vehicle charging stations
-  Sub station
-  Fire Hydrant
-  Bin Store

Access Strategy:

A consideration in the design has been the coordination of accessibility across the whole site. Level access has been provided from the entrance of the site to the main entrance of the building.

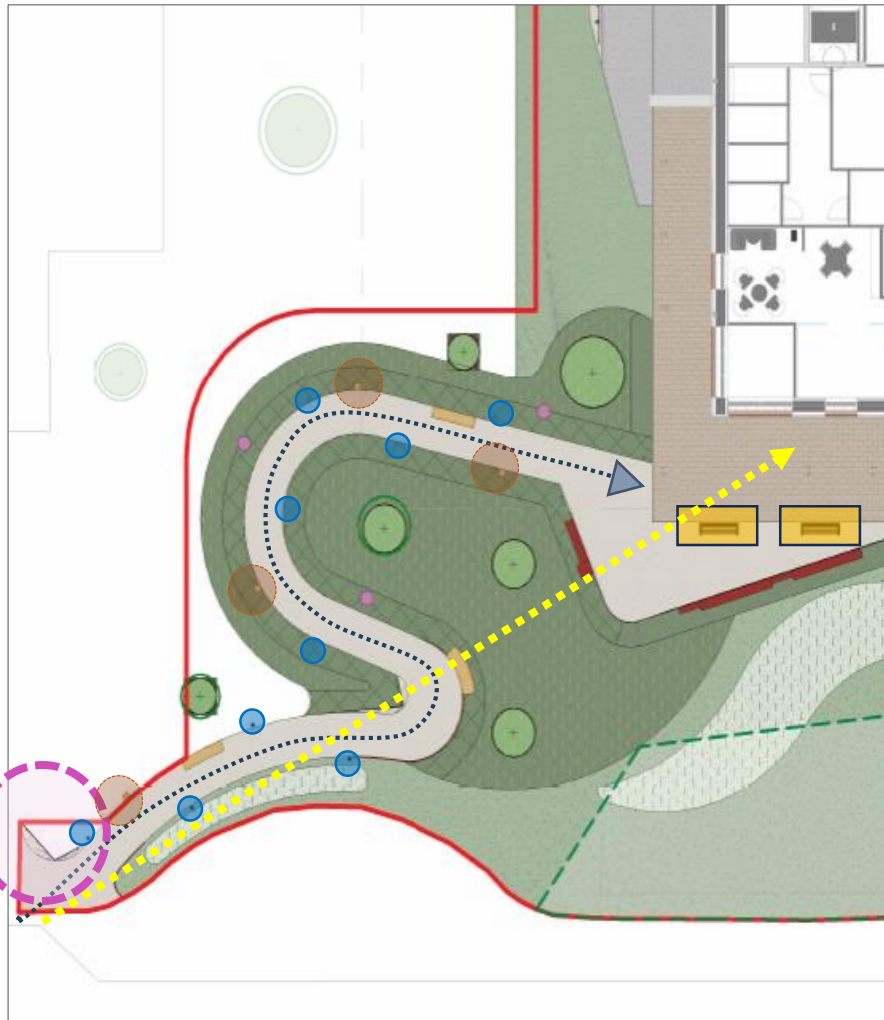
The approach on to site to the main entrance of the building has been designed with full accessibility for pedestrians in mind with a gentle slope to the main entrance, creating an inviting welcoming site entrance. In addition to being accessible to all visitors, 3 cycle hoops for 6 bikes have also been provided to the right of the building entrance. Cyclists can use the same pedestrian entrance pathway to arrive on site.

The car park proposes to accommodate 5 parking bays with 2 disabled parking bays. 2 electrical vehicle charging units. One on a standard parking bay and the other on a disabled parking bay.

The bin store, fire hydrant and substation are secure and located on the northern end of the car park with easy refuse access from the building and car park.

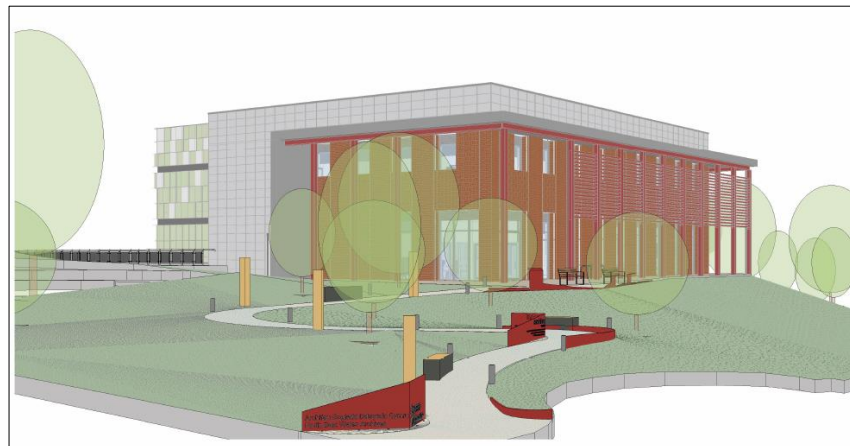
6. The Proposal (Landscape Architect).

Please refer to: JAF-FRL-XX-XX-DR-L-1501
for more detail



Key:

- Gradual gradient main pathway
- Entrance signage
- Interpretation totem poles
- Solar powered audio benches
- Clear views of building entrance
- Lighting bollards



Wayfinding and interpretation:

A fundamental consideration to the design approach of the entrance pathway is the accessibility and inviting arrival experience for visitors. This is achieved through the gradual gradient of the main pathway with clear signage at the beginning of the path.

Interpretation totem poles have been added along path for engagement and educational opportunities.

Lighting bollards are placed throughout the pathway at alternating sides for clear views and low planting is used in the surrounding area to keep a clear view of the building entrance.

In addition, solar powered audio benches are included in the scheme for participatory opportunities.

6. The Proposal.

Community Safety – General.

It is felt that the selection of the site for the proposed new Joint Archives Facility is well suited to the provision of good community safety.

The site's prominent and elevated location within the Mold Civic Centre Campus will allow the new building to benefit from the community safety features already present on the Campus.

Furthermore the site's location, next to Theatr Clwyd, will allow the new building to also benefit from the community safety features already in place on the Theatr site.

Notwithstanding the above, the new building will have its own dedicated external and internal CCTV provision. The CCTV installation will be linked to an independent monitoring station. Should an intrusion or unacceptable activity be viewed, then the appropriate authorities will be alerted, and commensurate action will be set in motion.

External lighting, both building mounted and site wide bollard lighting, will be provided. This lighting will act as both wayfinding for users during the hours of darkness, and also as a deterrent for any intruders and associated unwanted activity.

It is not felt that a perimeter fence is warranted or desirable on this site. It is felt that it is important for both the site and the new building to feel welcoming and inclusive and that a boundary fence would greatly detract from this ambition, A similar approach has been adopted at the Theatr Clwyd building and this has proved to be successful.

Apart from the aforementioned CCTV system, the new building itself will benefit from secure locks, a key fob access system, intruder alarm system and laminated glazing to windows. The Archive Store wing will also feature dedicated high security steel doors which will provide both security and a high fire resistance. Furthermore, the Archive Store wing will have no openings to the external walls, which will significantly contribute to its safety and security.

As noted above, it is hoped that the site of the new building will be welcoming, accessible and inclusive. It is hoped that users will be able to enjoy the new building's immediate surroundings as well as its internal facilities and provision.

To this end accessible access and extensive wayfinding will be provided. The pathway to the new building's main entrance, from the Theatr Clwyd plaza, will feature interpretation and information as well as resting point and viewing points. These have been carefully designed to ensure that the site is welcoming and easy to navigate for all.

6. The Proposal.

Response to planning policy.

All development should be in accordance with the statutory development plan, unless material considerations indicate otherwise, as required by s36 of the Planning and Compulsory Purchase Act 2004.

In this context, the statutory development plan for Flintshire County Council comprises the Flintshire Local Development Plan (2015-2030) (Adopted January 2023).

National Planning guidance (Planning Policy Wales Edition 12 and Technical Advice Notes) are material considerations. Other material considerations which should be considered are Supplementary Planning Guidance (SPGs).

The relevant National Planning Policy is Planning Policy Wales Edition 12 2024.

The relevant Local Planning Policies and Supplementary Planning Guidance Policies have been listed in the Pre-application Planning Statement, as prepared by Kew Planning.

Site designation.

The site is not subject to any direct designations, however it is located adjacent to the settlement boundary and Green Wedge.

Site Constraints.

The site itself is not subject to any constraints, according to the Flintshire County Council constraints map.

Flood risk.

The Natural Resources Wales Flood Map identifies that the site does not fall within any flood zones. However pockets of the Theatr Clwyd site fall within Flood Zone 2 and 3 for surface water and water course to the west.

A full assessment of the proposal in respect of Planning Policy has been provided in Kew Planning's Pre-application Planning Statement. This statement has considered assessments of the proposal, the principle of the development, the design of the proposed development, the impact of the proposed development on the neighbouring Theatr Clwyd, the impact of the development on the on-site trees, the impact of the development on biodiversity, the impact of the development on local highways, and flood risk consequences.

6. The Proposal.

Response to planning policy - conclusions.

A full description of the planning policy conclusions have been included in Kew Planning's Pre-application Planning Statement.

We have shown below a summary of these conclusions.

Provision of Operational Facilities for the Joint Archives Facility.

The proposals seek to provide a purpose-built facility to address the operational inefficiencies at the existing archive sites in Flintshire and Denbighshire.

The new building will deliver flexible, secure storage, digitisation and public access for research, education and exhibitions.

These deliverables will greatly improve visitor experience and will ensure the long term preservation of historical collections.

The above will also strengthen Mold's civic and cultural infrastructure.

Design and Heritage.

The design of the proposed archive facility has been carefully developed to respect the scale, and materiality of the adjacent Theatre Clwyd.

The proposals respond sensitively to the surrounding built environment, preserving the visual amenity and character of the Civic Centre campus.. Landscaping and material choices have also been meticulously selected to ensure that the building integrates harmoniously with its surroundings, while providing a functional, high quality environment.

Landscaping and Ecology.

The proposals require the removal of a limited number of moderate to low quality trees. This will be mitigated by a comprehensive landscaping scheme, including the planting of 35 trees, native species planting and sustainable drainage measures. The development has been designed to enhance biodiversity and to deliver ecological benefits, consistent with the Local Development Plan and Planning Policy Wales.

Transport and Accessibility.

The site's central location provides excellent accessibility by public transport, walking and cycling, thus supporting sustainable travel patterns.

Flood risk.

The site is not within a designated flood zone. Sustainable drainage measures have been incorporated to manage surface water in accordance with the requirements of the Local Development Plan.

6. The Proposal.

Response to planning policy - conclusions.

Sustainable Development.

The proposed development represents sustainable development and policy compliant development. It delivers significant cultural and operational benefits, while mitigating environmental and heritage impacts.

Summary.

In summary, the proposed Joint Archives Facility represents a well-considered, sustainable and high quality development which will secure the long-term preservation of important historical records, improve public access and engagement, and support the cultural and operational side of the Mold Civic Centre Campus.

On balance the development is considered to be fully compliant with relevant planning policies, and should be supported.

DB3

