22/04/2024 15:53:04

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ENGEDI CHAPEL AND BRYMBO METHODIST CHURCH, BRYMBO

DESIGN AND ACCESS STATEMENT

Revision	Description	Date	Issued by
A	issued for PAC	2024.04.18	AJR

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Project No: C484 Drawing No: DAS00 Revision: A

Scale@A3:
Date: 2024.04.18

Project: ENGEDI CHAPEL, BRYMBO
Sheet name: DESIGN AND ACCESS STATEMENT

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CREU_DRAWING ISSUE SHEET_DAS

Sheet Number	Sheet Name	Sheet Size	Scale	Issued	First issue	Current Revision	Current Revision Date	Current Revision Description
DAS00	DESIGN AND ACCESS STATEMENT				2024.04.18	A	2024.04.18	issued for PAC
DAS01	SERIES DAS DRAWING ISSUE SHEET				2023.11.06	B	2024.04.18	issued for PAC
DAS02	SITE CONTEXT APPRAISAL				2023.11.06	B	2024.04.18	issued for PAC
DAS08	SITE LOCATION				2023.11.06	B	2024.04.18	issued for PAC
DAS10	SITE EXISTING PHOTOS				2023.11.06	B	2024.04.18	issued for PAC
DAS11	PLANNING CONTEXT				2023.11.06	B	2024.04.18	issued for PAC
DAS12	SURROUNDING LAND AND BUILDING USE				2023.11.06	B	2024.04.18	issued for PAC
DAS13	NEIGHBOURHOOD STRUCTURE				2023.11.06	B	2024.04.18	issued for PAC
DAS17	TOPOGRAPHY				2023.11.06	B	2024.04.18	issued for PAC
DAS18	GREEN AND BLUE INFRASTRUCTURE				2023.11.06	B	2024.04.18	issued for PAC
DAS19	ECOLOGY				2023.11.06	B	2024.04.18	issued for PAC
DAS23	MOVEMENT AND INFRASTRUCTURE				2023.11.06	B	2024.04.18	issued for PAC
DAS24	PUBLIC TRANSPORT				2023.11.06	B	2024.04.18	issued for PAC
DAS25	UTILITIES AND INFRASTRUCTURE				2023.11.06	B	2024.04.18	issued for PAC
DAS26	URBAN FORM				2023.11.06	B	2024.04.18	issued for PAC
DAS28	BUILDING CHARACTER AND TRADITIONS				2023.11.06	B	2024.04.18	issued for PAC
DAS29	EXISTING SITE SECTIONS				2023.11.06	B	2024.04.18	issued for PAC
DAS30	VIEW TO THE SOUTH EXISTING				2023.11.06	B	2024.04.18	issued for PAC
DAS31	VIEW TO THE NORTH EXISTING				2023.11.06	B	2024.04.18	issued for PAC
DAS33	CONCEPT DESIGN				2024.03.18	A	2024.04.18	issued for PAC
DAS34	CONCEPT 01 PLAN				2023.11.06	B	2024.04.18	issued for PAC
DAS35	CONCEPT 01 AXO				2023.11.06	B	2024.04.18	issued for PAC
DAS36	CONCEPT 01 SOUTH EXG & PROPOSED				2023.11.06	B	2024.04.18	issued for PAC
DAS37	CONCEPT 01 NORTH EXG & PROPOSED				2023.11.06	B	2024.04.18	issued for PAC
DAS38	CONCEPT 02 PLAN				2023.11.06	B	2024.04.18	issued for PAC
DAS39	CONCEPT 02 AXO				2023.11.06	B	2024.04.18	issued for PAC
DAS40	CONCEPT 02 SOUTH EXG & PROPOSED				2023.11.06	B	2024.04.18	issued for PAC
DAS41	CONCEPT 02 NORTH EXG & PROPOSED				2023.11.06	B	2024.04.18	issued for PAC
DAS42	CONCEPT 03 PLAN				2023.11.06	B	2024.04.18	issued for PAC
DAS43	CONCEPT 03 AXO				2023.11.06	B	2024.04.18	issued for PAC
DAS44	CONCEPT 03 SOUTH VIEW EXISING AND PROSPOSED				2023.11.06	B	2024.04.18	issued for PAC
DAS46	CONCEPT 03 NORTH VIEW EXISTING AND PROPOSE				2023.11.06	B	2024.04.18	issued for PAC
DAS59	ECOLOGY				2023.11.06	B	2024.04.18	issued for PAC
DAS60	ACCESSIBILITY				2023.11.06	B	2024.04.18	issued for PAC
DAS61	ENVIRONMENTAL SUSTAINABILITY				2023.11.06	A	2024.04.18	issued for PAC
DAS62	COMMUNITY SAFETY				2023.11.06	A	2024.04.18	issued for PAC
DAS63	CONCLUSION				2023.11.06	A	2024.04.18	issued for PAC

Revision	Description	Date	Issued by
B	issued for PAC	2024.04.18	AJR
A	issued for discussion	2023.11.06	

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Project No: C484 Drawing No: DAS01 Revision: B

Scale@A3:
Date: 2023.11.06

Project: ENGEDI CHAPEL, BRYMBO
Sheet name: SERIES DAS DRAWING ISSUE SHEET

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DAS2.1 SITE CONTEXT APPRAISAL

2.1.1 Site location
The site is located in Brymbo, North Wales.

The proposed development site will be a combining of two religiouse sites namely Engedi Chapel and Brymbo Methodist Church.

The combined site is bounded by the High Street to the East a car park for Tai Owen to the West and dwellings to the North.

Vehicle access to Brymbo Methodist church is from the Western access to Tai Owen and the vehicle access to Engedi is from the Eastern High Street.

Refer to drg DAS08 for site location plan.

2.1.2 Existing Photos
Existing site photos refer to drg DAS10

2.1.3 Planning cotext
Refer to drg DAS11

2.1.4 Surrounding land an business use
Refer to drg DAS12

2.1.5 Neighbourhood Structure
Refer to drg DAS12

Revision	Description	Date	Issued by
B	issued for PAC	2024.04.18	AJR
A	issued for discussion	2023.11.06	

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Project No: C484 Drawing No: DAS02 Revision: B

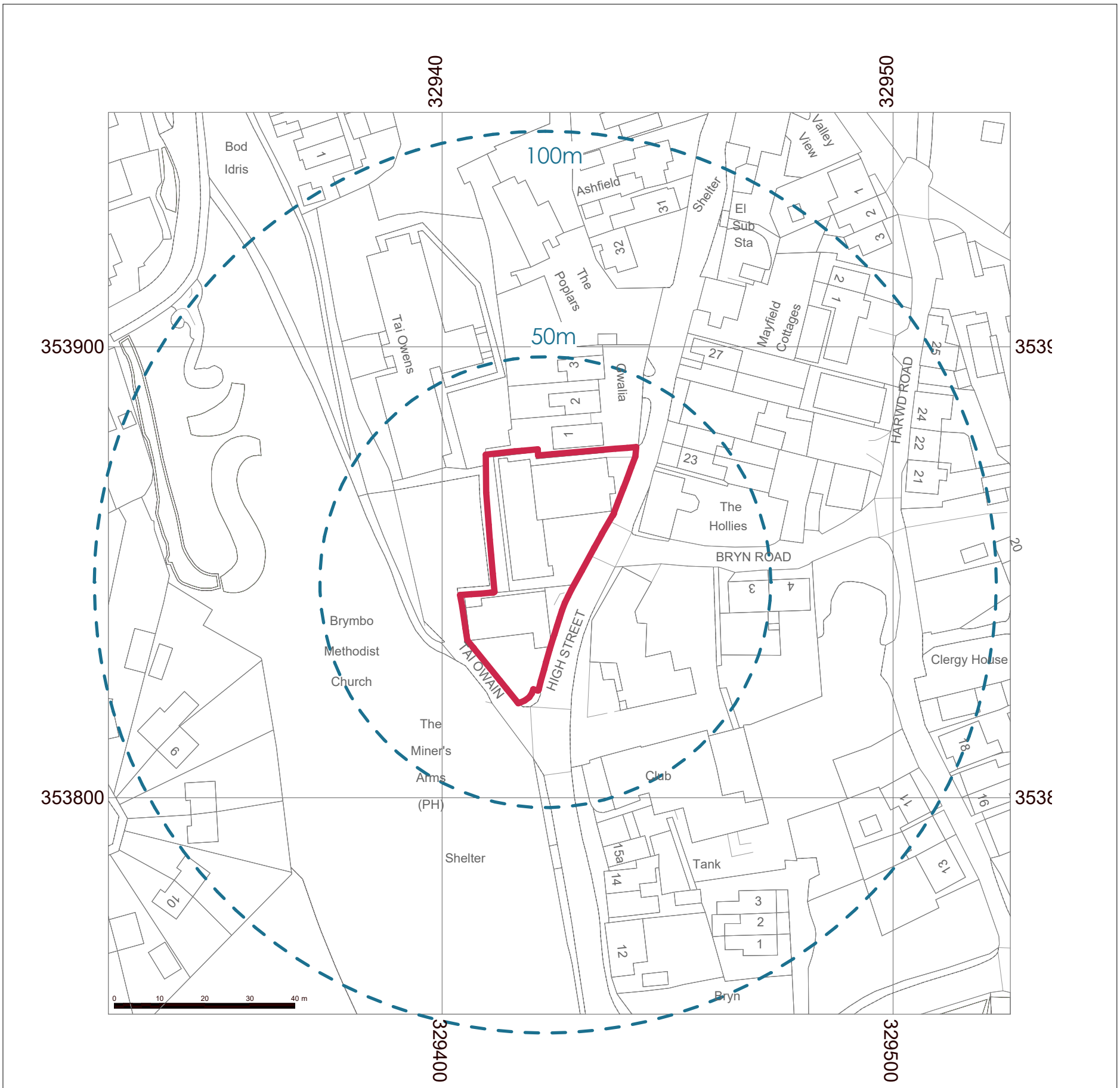
Scale@A3:
Date: 2023.11.06

Project: ENGEDI CHAPEL, BRYMBO
Sheet name: SITE CONTEXT APPRAISAL

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10mm 50mm



legend

site boundary

north

comments

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B	issued for PAC	2024.04.18	AJR
A	issued for discussion	2023.11.06	

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Project No: C484 Drawing No: DAS08 Rev: B

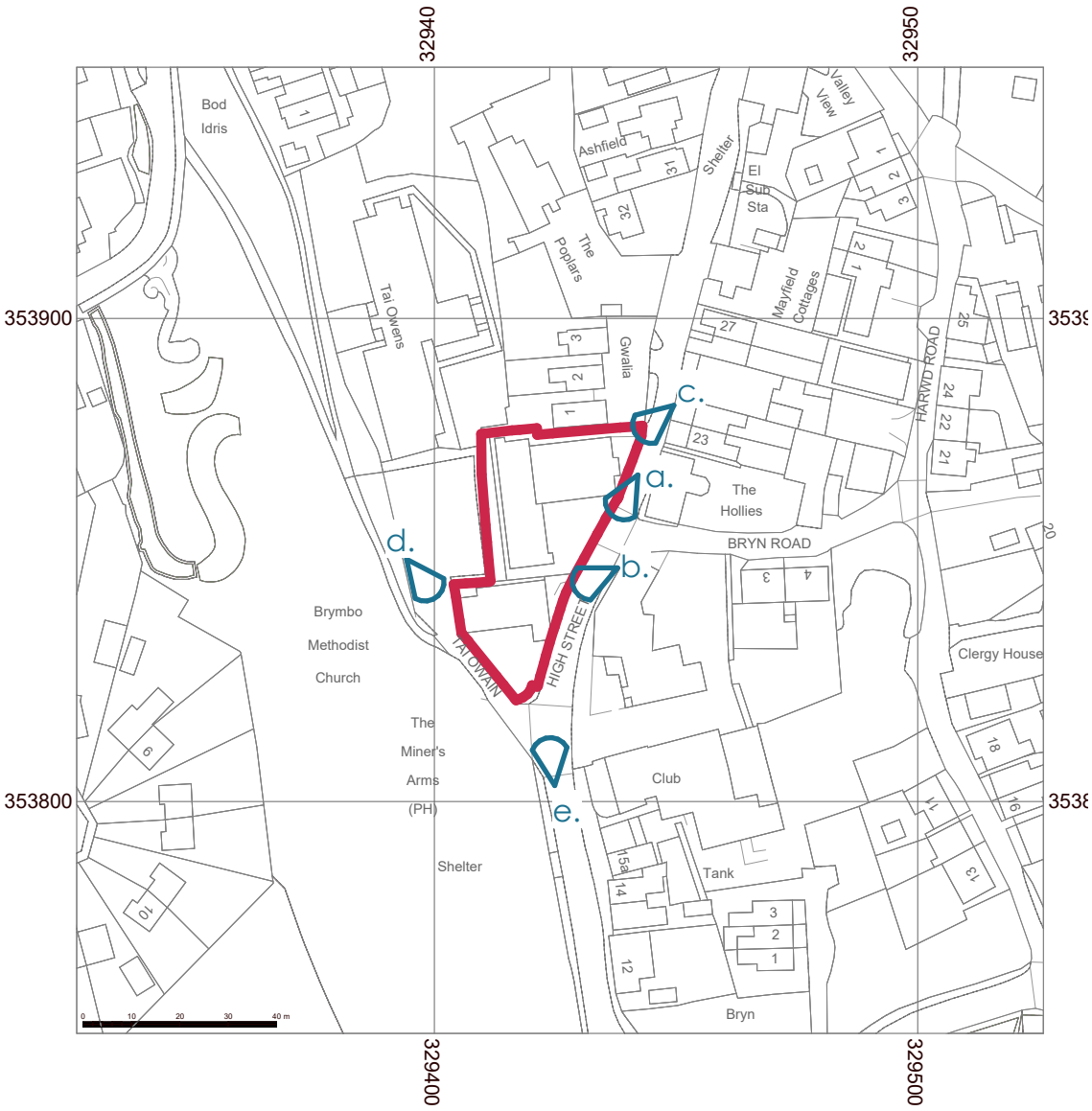
Scale@A3: 1 : 1000 Project: ENGEDI CHAPEL, BRYMBO

Date: 2023.11.06 Sheet name: SITE LOCATION

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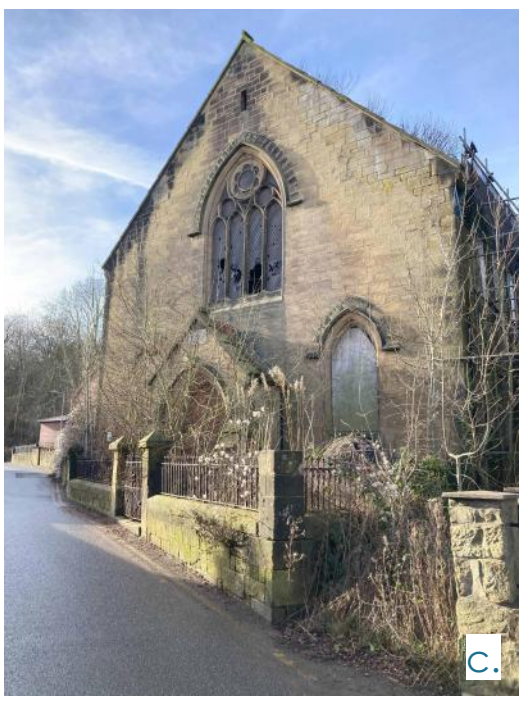
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10mm 50mm













legend

site boundary

a. camera location

north

comments

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B	issued for PAC	2024.04.18	AJR
A	issued for discussion	2023.11.06	

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Project No: C484 Drawing No: DAS10 Rev: B

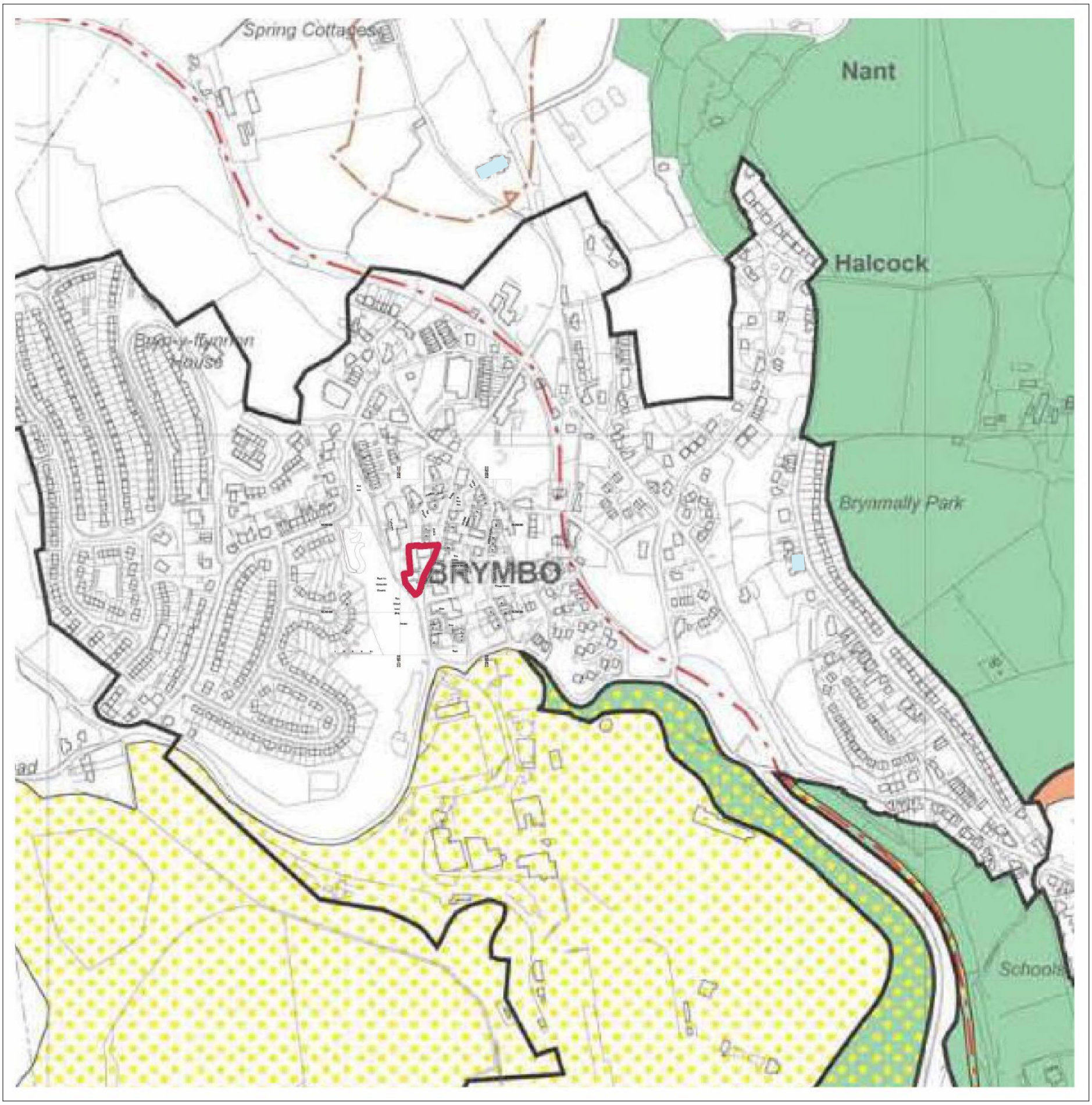
Scale@A3: As indicated Project: ENGEDI CHAPEL, BRYMBO

Date: 2023.11.06 Sheet name: SITE EXISTING PHOTOS

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10mm 50mm



legend

- site boundary
- settlement limit
- walking/cycle route
- protection mineral resources
- green barrier
- housing
- land reclamation
- listed building

north

comments

data obtained from https://www.wrecsam.gov.uk/sites/default/files/2021-02/map3_inset5_w.pdf

Revision	Description	Date	Issued by
B	issued for PAC	2024.04.18	AJR
A	issued for discussion	2023.11.06	

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Project No: C484 Drawing No: DAS11 Rev: B

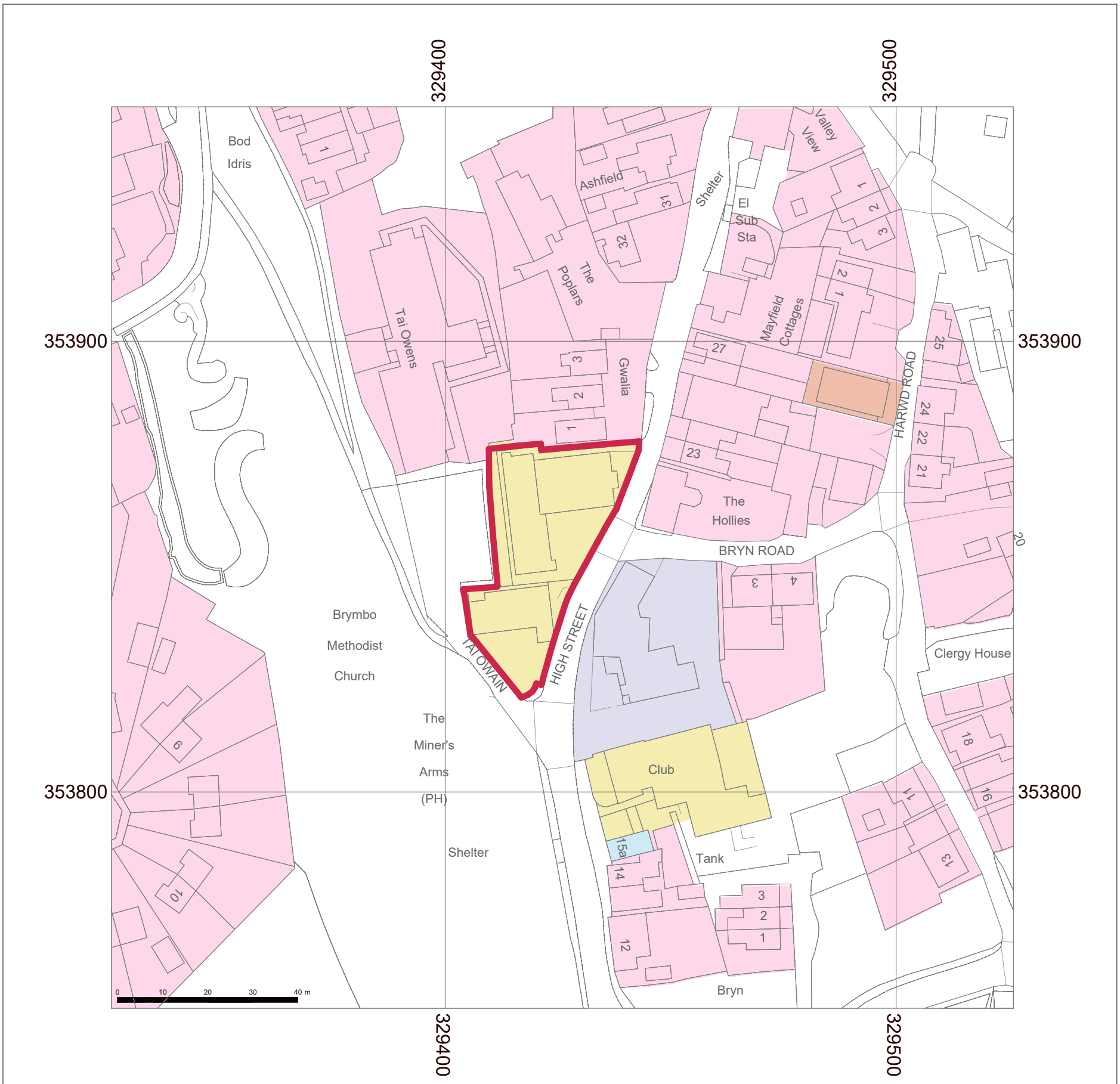
Scale@A3: As indicated Project: ENGEDI CHAPEL, BRYMBO

Date: 2023.11.06 Sheet name: PLANNING CONTEXT

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10mm 50mm



legend

- class B - general industrial, storage and distribution
- class C - hotels, residential institutions, dwellinghouses
- class E - commercial, business & service
- class F - local community & learning

[suis generis - own class]

- public house

north

comments

refer to https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use for further clarification on usage classes

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B	issued for PAC	2024.04.18	AJR
A	issued for discussion	2023.11.06	

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Project No: C484 Drawing No: DAS12 Rev: B

Scale@A3: As indicated Project: ENGEDI CHAPEL, BRYMBO

Date: 2023.11.06 Sheet name: SURROUNDING LAND AND BUILDING USE

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22/04/2024 15:53:13

10mm 50mm



legend

- site boundary
- public house
- conservative club
- hairdresser
- chapel
- green space

north

comments

data obtained from google maps

Revision	Description	Date	Issued by
B	issued for PAC	2024.04.18	AJR
A	issued for discussion	2023.11.06	

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Project No: C484 Drawing No: DAS13 Rev: B

Scale@A3: As indicated Project: ENGEDI CHAPEL, BRYMBO

Date: 2023.11.06 Sheet name: NEIGHBOURHOOD STRUCTURE

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DAS2.2 SITE CONTEXT APPRAISAL

2.2.1 Topography
The site has a considerable change in level from West to East with extensive retaining wall structures along the Western boundary. Refer to the Topo Survey on drg DAS17

2.2.2 Green and blue infrastructure
The site is not affeced by flooding and there is no significant trees or vegetation on the site.

The site is however bounded to the West by a significant woodland,

Refer to drg DAS18

2.2.3 Ecology
Engedi chapel has a maternity roost of Lesser Horseshoe bats. Refer to drg DAS19 for further details based on the site Ecology report.

2.2.4 Movement and Infrastructure
The site has good movement infrastructure connections. Refer to drg DAS23.

2.2.5 Public transport
The site is on the local bus route with bus stops in close proximity. Refer to drg DAS24

2.2.6 Utilities and Infrastructure
The site is well serviced with utilities. Refer to drg DAS25.
Refer also to specialist consultants reports regaridng service capacities etc.

2.2.7 Urban form
Refer to drg DAS26 for urban form

2.2.8 Building Charachter and traditions
Refer to drg DAS28 for local Architecture and traditions

2.2.9 Site sections
There is a considerable fall accross the site from West to East. Refer to drg DAS29.

2.2.10 View from the South existing
Refer to drg DAS30

2.2.11 View from the North existing
Refer to drg DAS31

Revision	Description	Date	Issued by
A	issued for PAC	2024.04.18	AJR

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Project No: C484 Drawing No: DAS16 Revision: A

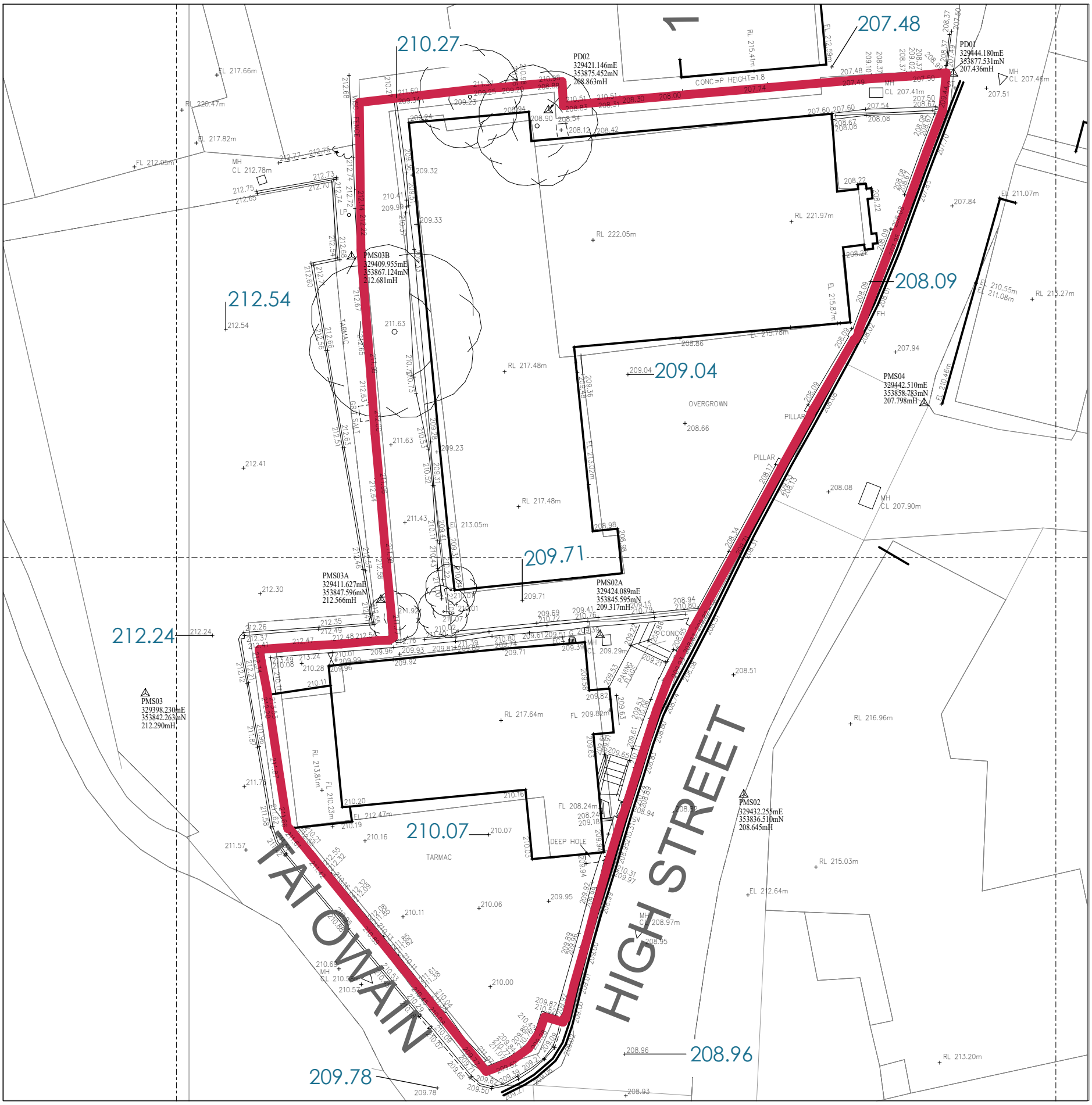
Scale@A3:
Date:

Project: ENGEDI CHAPEL, BRYMBO
Sheet name: SITE CONTEXT APPRAISAL

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10mm 50mm



legend

site boundary

north

comments

data obtained from topographical survey

Revision	Description	Date	Issued by
B	issued for PAC	2024.04.18	AJR
A	issued for discussion	2023.11.06	

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Project No: C484 Drawing No: DAS17 Rev: B

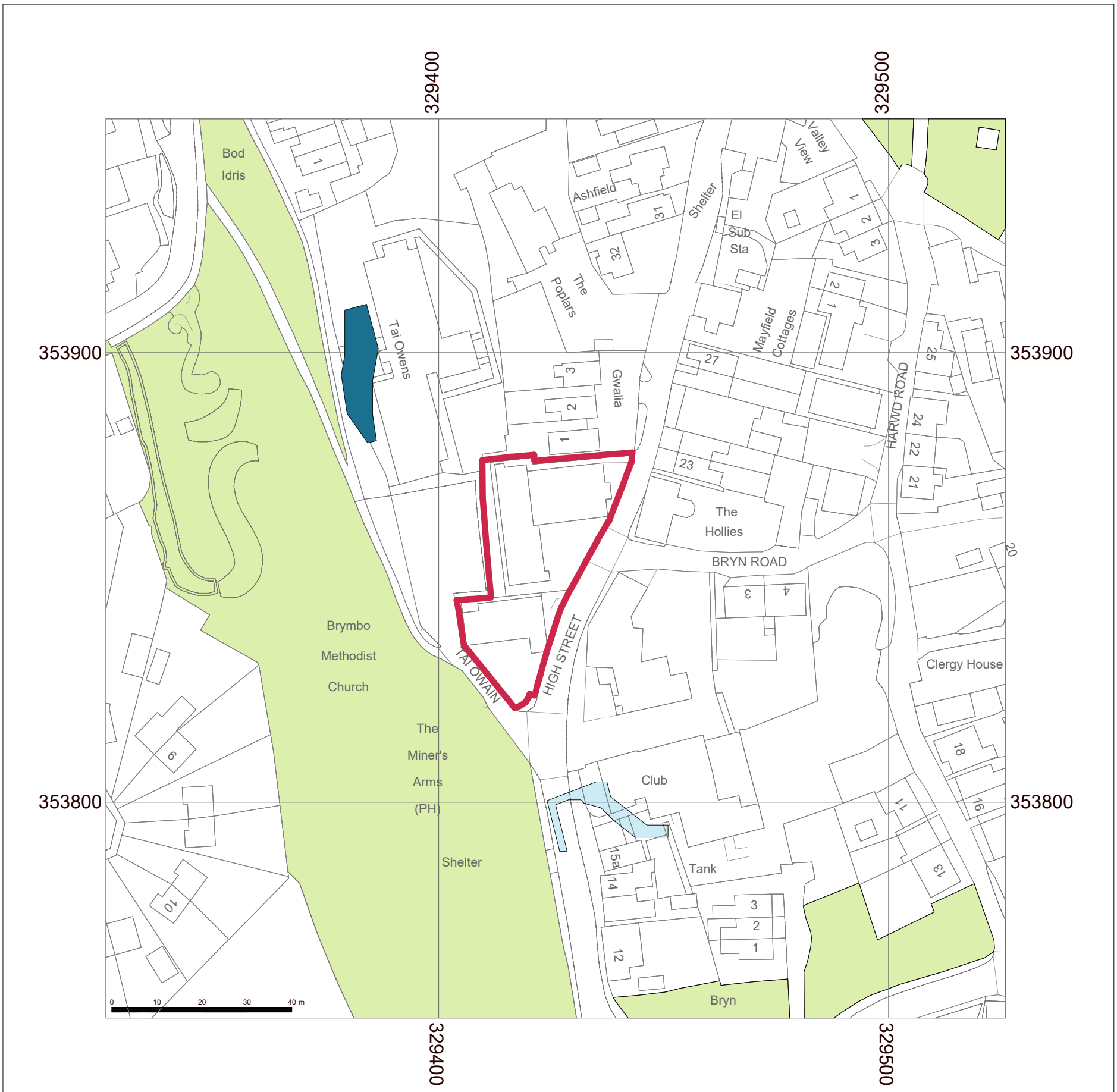
Scale@A3: As indicated Project: ENGEDI CHAPEL, BRYMBO

Date: 2023.11.06 Sheet name: TOPOGRAPHY

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10mm 50mm



legend

site boundary
trees
flood
low surface flood risk
high surface flood risk

north

comments

flood risk data based on nrw website

Revision	Description	Date	Issued by
B	issued for PAC	2024.04.18	AJR
A	issued for discussion	2023.11.06	

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Project No: C484 Drawing No: DAS18 Rev: B

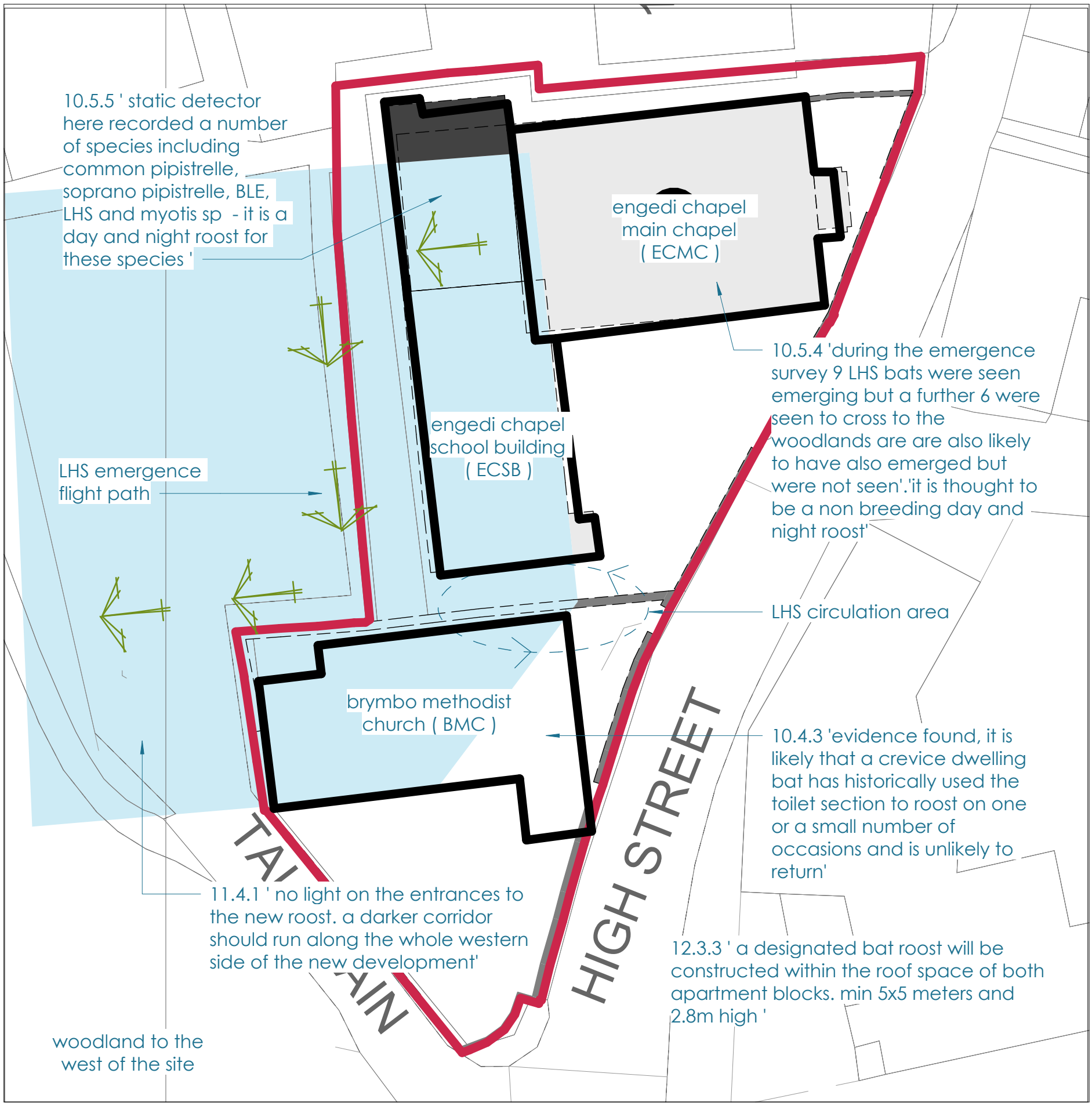
Scale@A3: As indicated Project: ENGEDI CHAPEL, BRYMBO

Date: 2023.11.06 Sheet name: GREEN AND BLUE INFRASTRUCTURE

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10mm 50mm



legend

site boundary
direction of bats
bat circling
darken buffer zone

info based on Efys Ecology report 2023.09.04

north

comments

11.1 known bat roost - no works can commence until an NRW licence has been obtained (post planning approval)
11.2.1 destructive works to BMC can be undertaken at any time however apr to end oct preferable. EC destructive works to be undertaken sep - oct and apr only. a suitable bat roos replacement will be provided by 15th Apr of the year following roost loss.

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B	issued for PAC	2024.04.18	AJR
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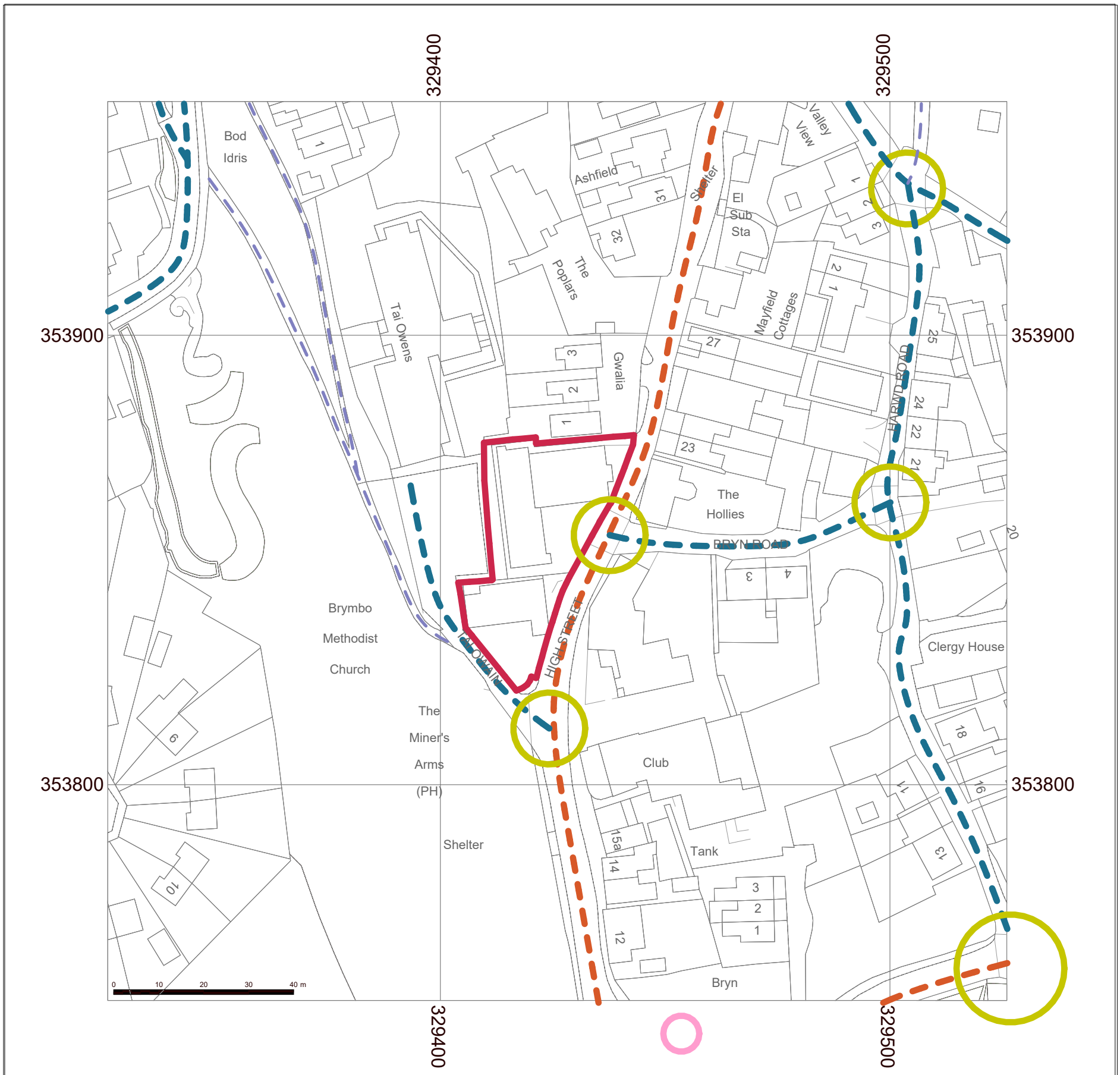
Project No: C484 Drawing No: DAS19 Rev: B

Scale@A3: As indicated Project: ENGEDI CHAPEL, BRYMBO
Date: 2023.11.06 Sheet name: ECOLOGY

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10mm 50mm



legend

- site boundary
- railway track
- primary road
- non primary road
- pedestrian route
- pedestrian crossing
- node
- north

comments

data based on 2020 OS plan and google maps

Revision	Description	Date	Issued by
B	issued for PAC	2024.04.18	AJR
A	issued for discussion	2023.11.06	

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Project No: C484 Drawing No: DAS23 Rev: B

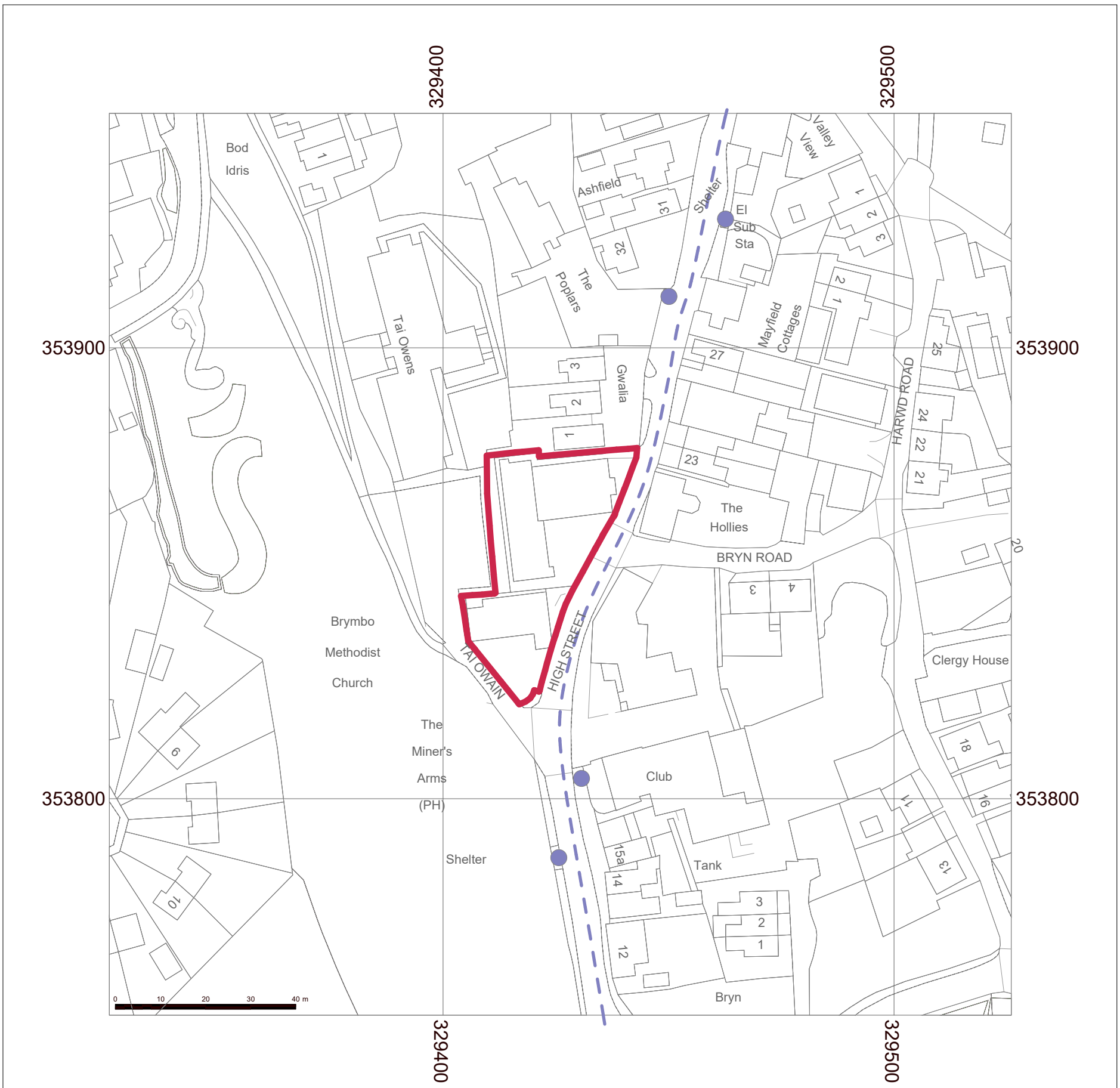
Scale@A3: As indicated Project: ENGEDI CHAPEL, BRYMBO

Date: 2023.11.06 Sheet name: MOVEMENT AND INFRASTRUCTURE

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10mm 50mm



legend

site boundary

bus stop

north

comments

data obtained from google maps

Revision	Description	Date	Issued by
B	issued for PAC	2024.04.18	AJR
A	issued for discussion	2023.11.06	

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Project No: C484 Drawing No: DAS24 Rev: B

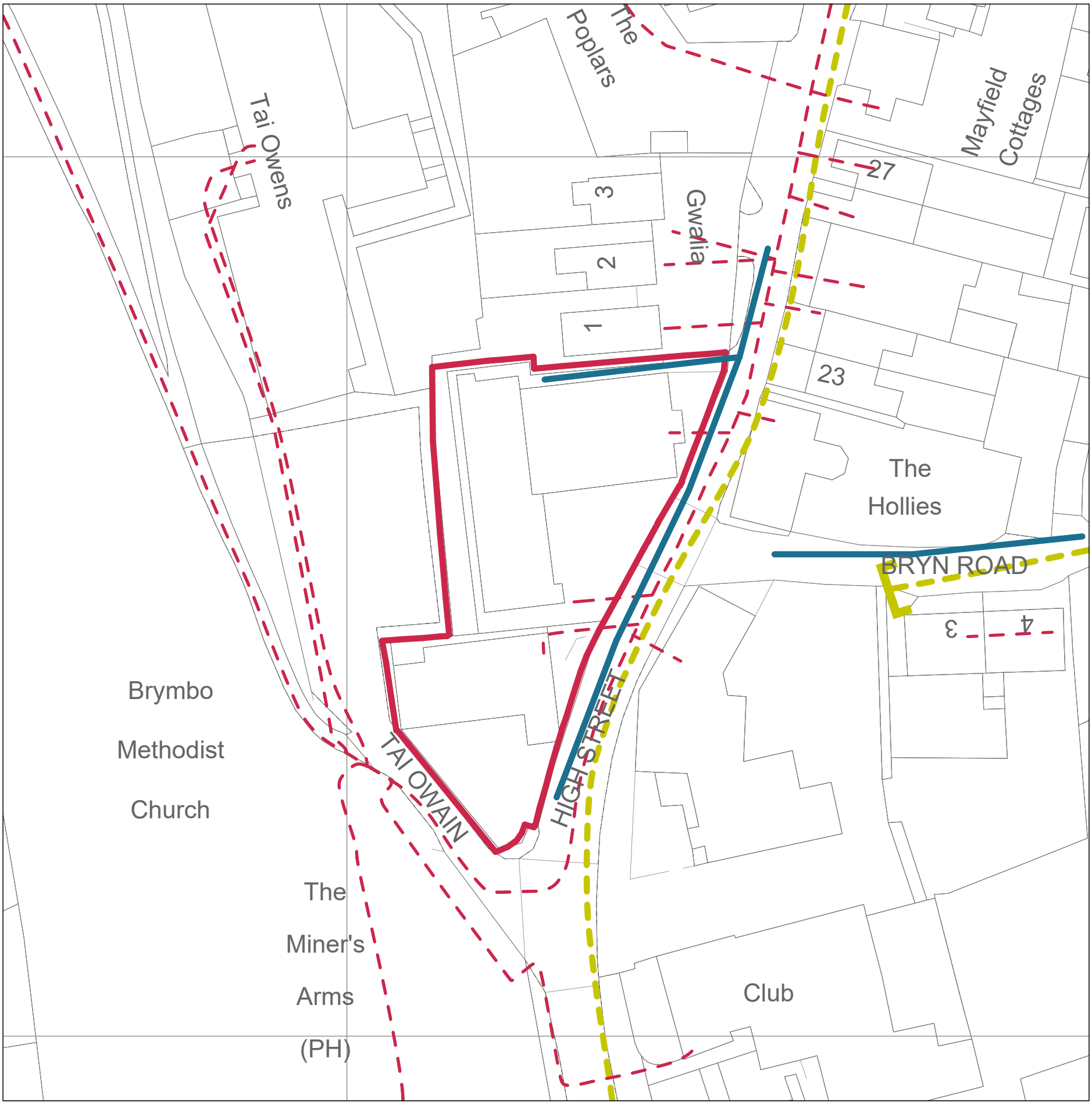
Scale@A3: As indicated Project: ENGEDI CHAPEL, BRYMBO

Date: 2023.11.06 Sheet name: PUBLIC TRANSPORT

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10mm 50mm



legend

site boundary
elec main below ground
elec main above ground
bt above ground
drainage

north

comments

gas based on W&WU job ref: 28278471
elec based on SP map ref: 28278471
drainage and water services based on WW map ref: 329417/353834

Revision	Description	Date	Issued by
B	issued for PAC	2024.04.18	AJR
A	issued for discussion	2023.11.06	

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Project No: C484 Drawing No: DAS25 Rev: B

Scale@A3: As indicated Project: ENGEDI CHAPEL, BRYMBO
Date: 2023.11.06 Sheet name: UTILITIES AND INFRASTRUCTURE

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10mm 50mm



legend

- site boundary
- 1 storey
- 2 storey
- 3 storey

north

comments

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B	issued for PAC	2024.04.18	AJR
A	issued for discussion	2023.11.06	

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Project No: C484 Drawing No: DAS26 Rev: B

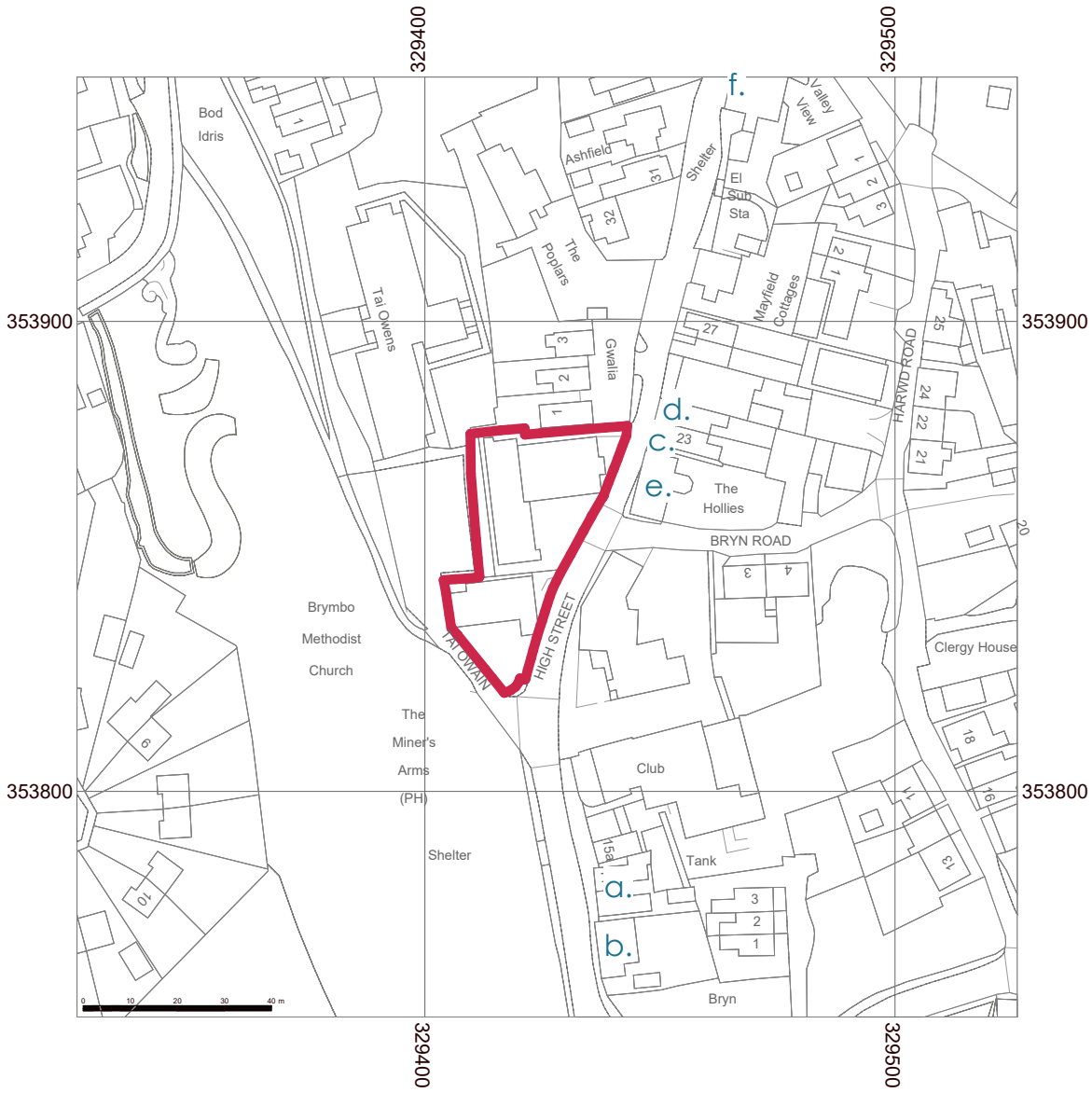
Scale@A3: 1 : 1000 Project: ENGEDI CHAPEL, BRYMBO

Date: 2023.11.06 Sheet name: URBAN FORM

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legend

site boundary

north

comments

traditional local character is brick terraced properties with a slate roof

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B	issued for PAC	2024.04.18	AJR
A	issued for discussion	2023.11.06	

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Project No: C484 Drawing No: DAS28 Rev: B

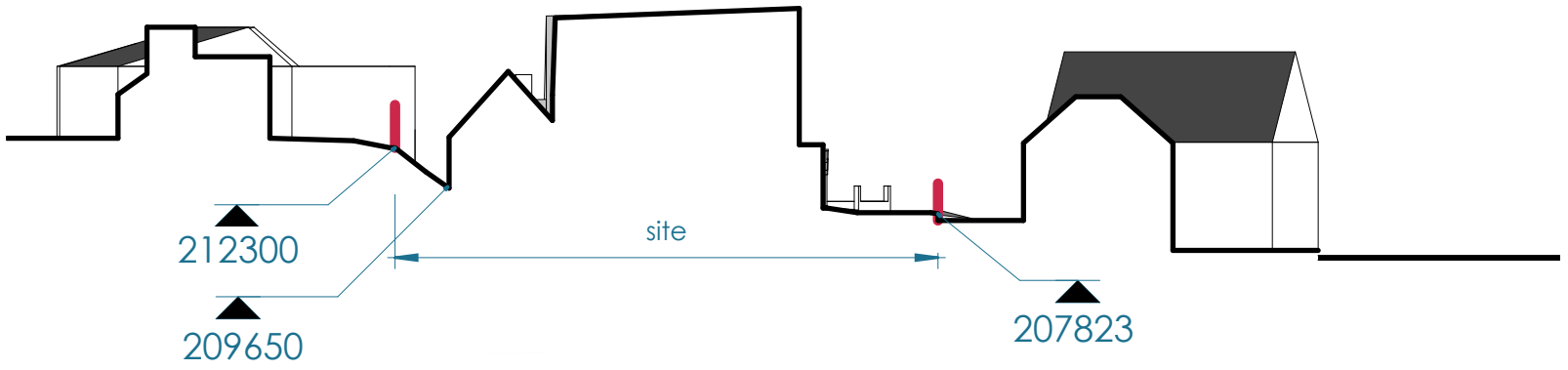
Scale@A3: As indicated Project: ENGEDI CHAPEL, BRYMBO

Date: 2023.11.06 Sheet name: BUILDING CHARACTER AND TRADITIONS

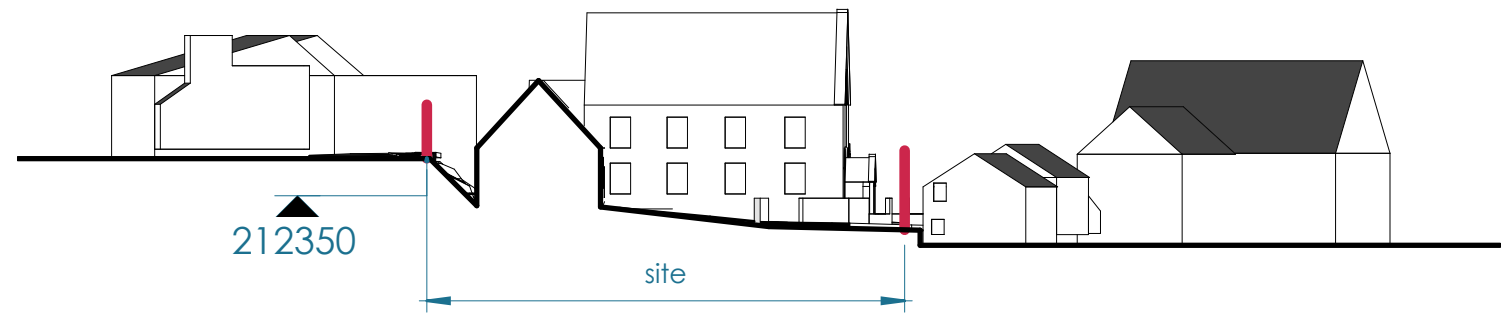
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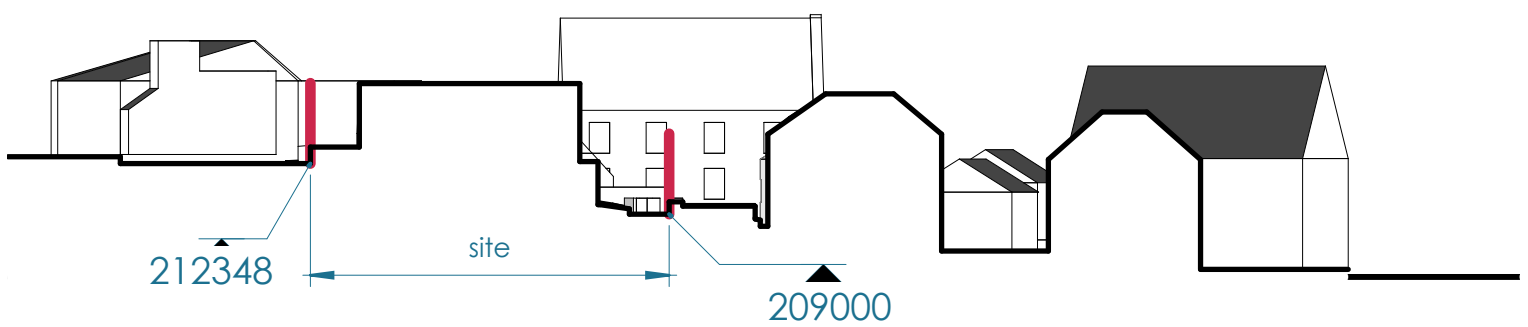
10mm 50mm



1 Section 1
1 : 500



2 Section 2
1 : 500



3 Section 3
1 : 500

legend

north

comments

Revision	Description	Date	Issued by
B	issued for PAC	2024.04.18	AJR
A	issued for discussion	2023.11.06	

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Project No: C484 Drawing No: DAS29 Rev: B

Scale@A3: 1 : 500
Date: 2023.11.06

Project: ENGEDI CHAPEL, BRYMBO
Sheet name: EXISTING SITE SECTIONS

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10mm 50mm





2 VIEW TO THE SOUTH - EXISTING

Revision	Description	Date	Issued by
B	issued for PAC	2024.04.18	AJR
A	issued for discussion	2023.11.06	

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Project No: C484 Drawing No: DAS30 Revision: B

Scale@A3:
Date: 2023.11.06

Project: ENGEDI CHAPEL, BRYMBO
Sheet name: VIEW TO THE SOUTH EXISTING

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22/04/2024 15:53:30

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1 VIEW TO THE NORTH - EXISTING

Revision	Description	Date	Issued by
B	issued for PAC	2024.04.18	AJR
A	issued for discussion	2023.11.06	

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Project No: C484 Drawing No: DAS31 Revision: B

Scale@A3:
Date: 2023.11.06

Project: ENGEDI CHAPEL, BRYMBO
Sheet name: VIEW TO THE NORTH EXISTING

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8.1 CONCEPT DESIGN

Refer to drgs DAS34 - 46 for site concept layouts including SWOT analysis for each option.

The study concludes with option 03 prefered to develop into detailed design.

Revision	Description	Date	Issued by
A	issued for PAC	2024.04.18	AJR

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Project No: C484 Drawing No: DAS33 Revision: A

Scale@A3:
Date: 2024.03.18

Project: ENGEDI CHAPEL, BRYMBO
Sheet name: CONCEPT DESIGN

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SWOT ANALYSIS OPTION 01

S1 - ridge line and massing form will follow same orientation as existing chapel
S2 - resident amenity space
S3 - southerly roof orientation for pv
S4 - ridge height is similar to existing building

W1 - building structure will conflict with vehicular access
W2 - constrained vehicle turning
W3 - no massing betterment for the street scene

O1 - landscaped resident amenity space

T1 - lesser horseshoe bat roost. buildings will require nrw licence for demolition
T2 - restricted vehicular access
T3 - no site vehicular access for bin wagon or fire engine
T4 - apartment fenestration not possible due to proximity of adjacent dwellings

Revision	Description	Date	Issued by
B	issued for PAC	2024.04.18	AJR
A	issued for discussion	2023.11.06	

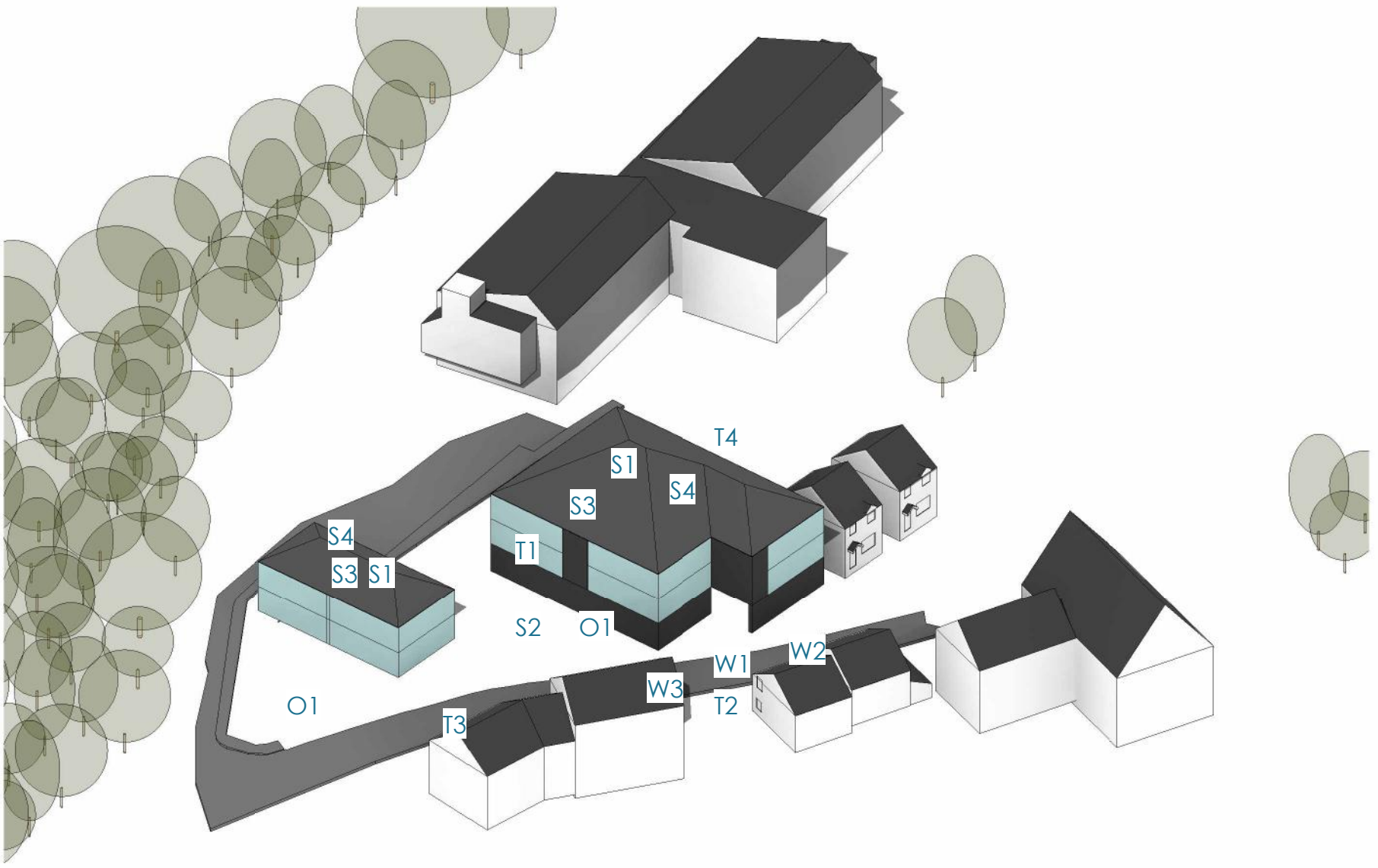
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Project No: C484 Drawing No: DAS34 Revision: B

Scale@A3: As indicated Project: ENGEDI CHAPEL, BRYMBO
Date: 2023.11.06 Sheet name: CONCEPT 01 PLAN

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SWOT ANALYSIS OPTION 01

S1 - ridge line and massing form will follow same orientation as existing chapel
S2 - resident amenity space
S3 - southerly roof orientation for pv
S4 - ridge height is similar to existing building

W1 - building structure will conflict with vehicular access
W2 - constrained vehicle turning
W3 - no massing betterment for the street scene

O1 - landscaped resident amenity space

T1 - lesser horseshoe bat roost. buildings will require nrw licence for demolition
T2 - restricted vehicular access
T3 - no site vehicular access for bin wagon or fire engine
T4 - apartment fenestration not possible due to proximity of adjacent dwellings

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Project No: C484 Drawing No: DAS35 Revision: B

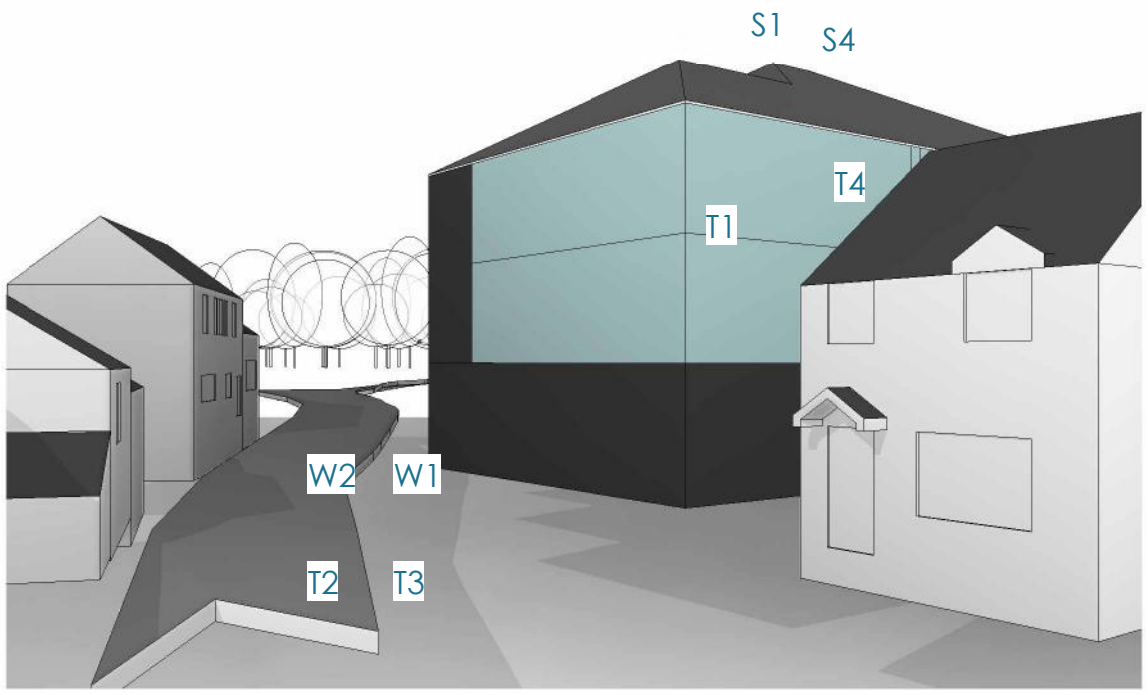
Scale@A3: 1 : 20 Project: ENGEDI CHAPEL, BRYMBO
Date: 2023.11.06 Sheet name: CONCEPT 01 AXO

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10mm 50mm



existing



proposed option 01

SWOT ANALYSIS OPTION 01

S1 - ridge line and massing form will follow same orientation as existing chapel
S2 - resident amenity space
S3 - southerly roof orientation for pv
S4 - ridge height is similar to existing building

W1 - building structure will conflict with vehicular access
W2 - constrained vehicle turning
W3 - no massing betterment for the street scene

O1 - landscaped resident amenity space

T1 - lesser horseshoe bat roost. buildings will require nrw licence for demolition
T2 - restricted vehicular access
T3 - no site vehicular access for bin wagon or fire engine
T4 - apartment fenestration not possible due to proximity of adjacent dwellings

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Project No: C484 Drawing No: DAS36 Revision: B

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Date: 2023.11.06

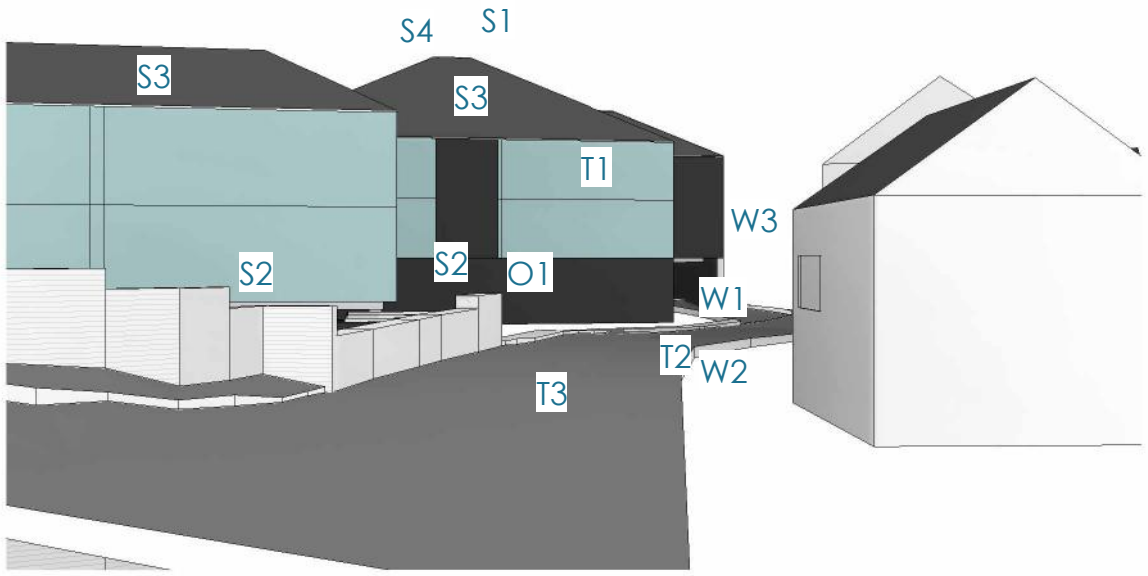
Project: ENGEDI CHAPEL, BRYMBO
Sheet name: CONCEPT 01 SOUTH EXG & PROPOSED

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10mm 50mm



existing



proposed option 01

SWOT ANALYSIS OPTION 01

S1 - ridge line and massing form will follow same orientation as existing chapel
S2 - resident amenity space
S3 - southerly roof orientation for pv
S4 - ridge height is similar to existing building

W1 - building structure will conflict with vehicular access
W2 - constrained vehicle turning
W3 - no massing betterment for the street scene

O1 - landscaped resident amenity space

T1 - lesser horseshoe bat roost. buildings will require nrw licence for demolition
T2 - restricted vehicular access
T3 - no site vehicular access for bin wagon or fire engine
T4 - apartment fenestration not possible due to proximity of adjacent dwellings

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Project No: C484 Drawing No: DAS37 Revision: B

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Date: 2023.11.06

Project: ENGEDI CHAPEL, BRYMBO
Sheet name: CONCEPT 01 NORTH EXG & PROPOSED

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SWOT ANALYSIS OPTION 02

S1 - ridge line and massing form will follow same orientation as existing chapel
S2 - resident amenity space
S3 - southerly roof orientation for pv
S4 - ridge height is similar to existing building

W1 - building structure will conflict with vehicular access
W2 - constrained vehicle turning
W3 - no massing betterment for the street scene
W4 - buildability restritive on site
W5 - restricted resident amenity space

O1 - landscaped resident amenity space

T1 - lesser horseshoe bat roost. buildings will require nrw licence for demolition
T2 - restricted vehicular access
T3 - no site vehicular access for bin wagon or fire engine
T4 - apartment fenestration not possible due to proximity of adjacent dwellings

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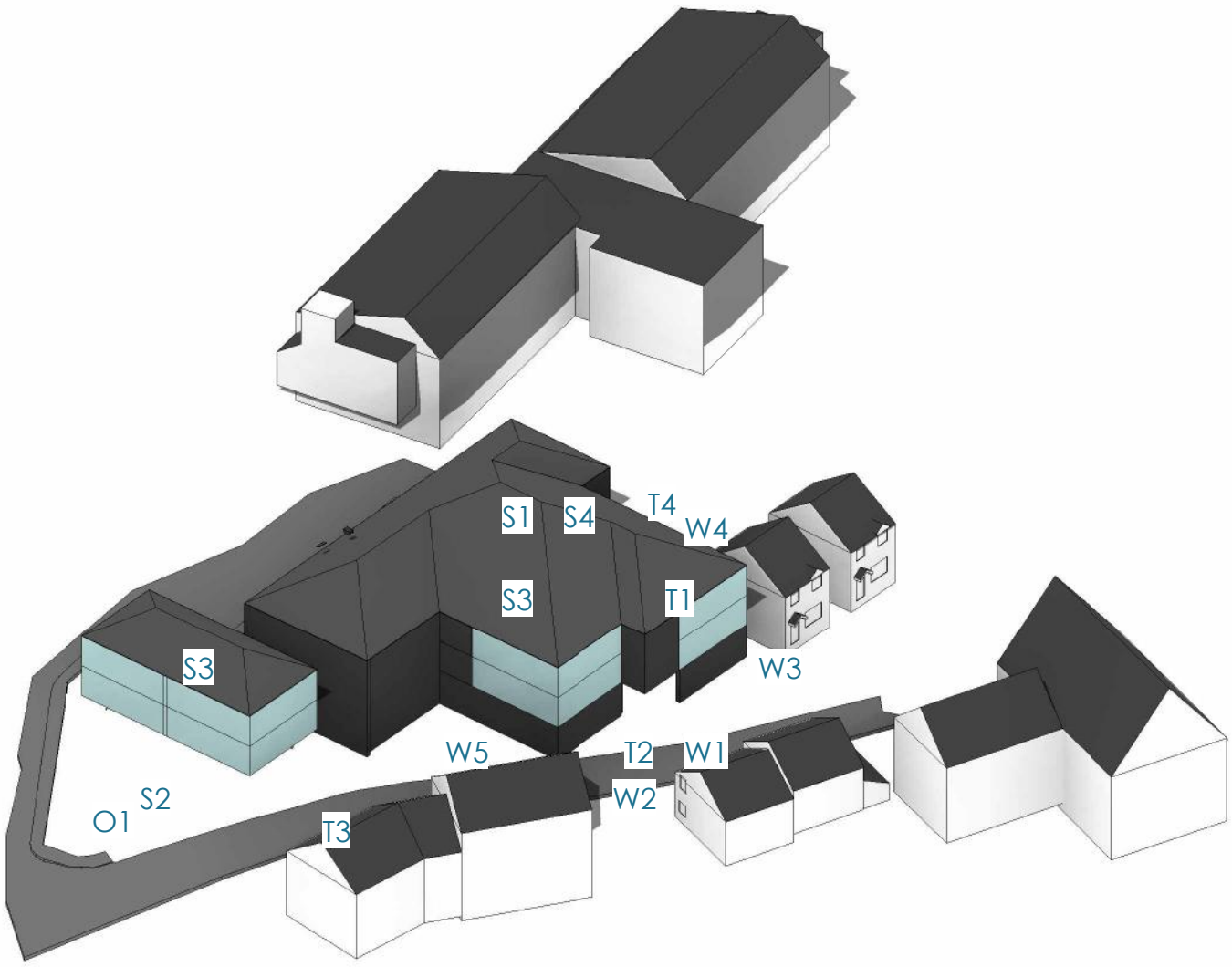
Project No: C484 Drawing No: DAS38 Revision: B

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Date: 2023.11.06 Sheet name: CONCEPT 02 PLAN

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SWOT ANALYSIS OPTION 02

S1 - ridge line and massing form will follow same orientation as existing chapel
S2 - resident amenity space
S3 - southerly roof orientation for pv
S4 - ridge height is similar to existing building

W1 - building structure will conflict with vehicular access
W2 - constrained vehicle turning
W3 - no massing betterment for the street scene
W4 - buildability restritive on site
W5 - restricted resident amenity space

O1 - landscaped resident amenity space

T1 - lesser horseshoe bat roost. buildings will require nrw licence for demolition
T2 - restricted vehicular access
T3 - no site vehicular access for bin wagon or fire engine
T4 - apartment fenestration not possible due to proximity of adjacent dwellings

Revision	Description	Date	Issued by
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Project No: C484 Drawing No: DAS39 Revision: B

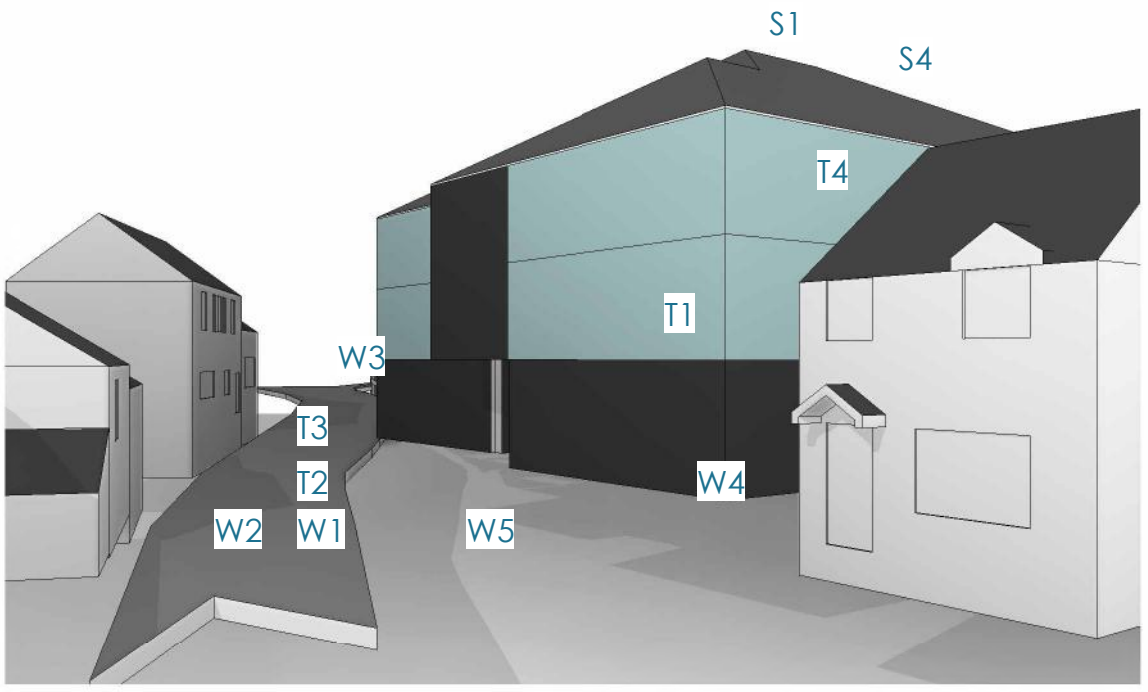
Scale@A3: 1 : 20 Project: ENGEDI CHAPEL, BRYMBO
Date: 2023.11.06 Sheet name: CONCEPT 02 AXO

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10mm 50mm



existing



proposed option 02

SWOT ANALYSIS OPTION 02

S1 - ridge line and massing form will follow same orientation as existing chapel
S2 - resident amenity space
S3 - southerly roof orientation for pv
S4 - ridge height is similar to existing building

W1 - building structure will conflict with vehicular access
W2 - constrained vehicle turning
W3 - no massing betterment for the street scene
W4 - buildability restritive on site
W5 - restricted resident amenity space

O1 - landscaped resident amenity space

T1 - lesser horseshoe bat roost. buildings will require nrw licence for demolition
T2 - restricted vehicular access
T3 - no site vehicular access for bin wagon or fire engine
T4 - apartment fenestration not possible due to proximity of adjacent dwellings

Revision	Description	Date	Issued by
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Project No: C484 Drawing No: DAS40 Revision: B

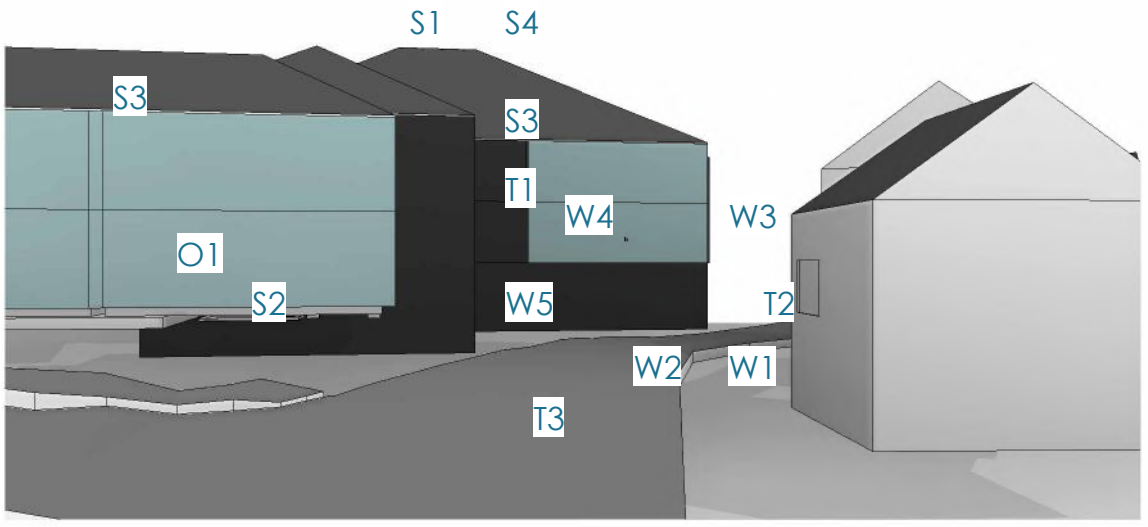
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Date: 2023.11.06

Project: ENGEDI CHAPEL, BRYMBO
Sheet name: CONCEPT 02 SOUTH EXG & PROPOSED

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SWOT ANALYSIS OPTION 02

S1 - ridge line and massing form will follow same orientation as existing chapel
S2 - resident amenity space
S3 - southerly roof orientation for pv
S4 - ridge height is similar to existing building

W1 - building structure will conflict with vehicular access
W2 - constrained vehicle turning
W3 - no massing betterment for the street scene
W4 - buildability restritive on site
W5 - restricted resident amenity space

O1 - landscaped resident amenity space

T1 - lesser horseshoe bat roost. buildings will require nrw licence for demolition
T2 - restricted vehicular access
T3 - no site vehicular access for bin wagon or fire engine
T4 - apartment fenestration not possible due to proximity of adjacent dwellings

Revision	Description	Date	Issued by
B	issued for PAC	2024.04.18	AJR
A	issued for discussion	2023.11.06	

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Project No: C484 Drawing No: DAS41 Revision: B

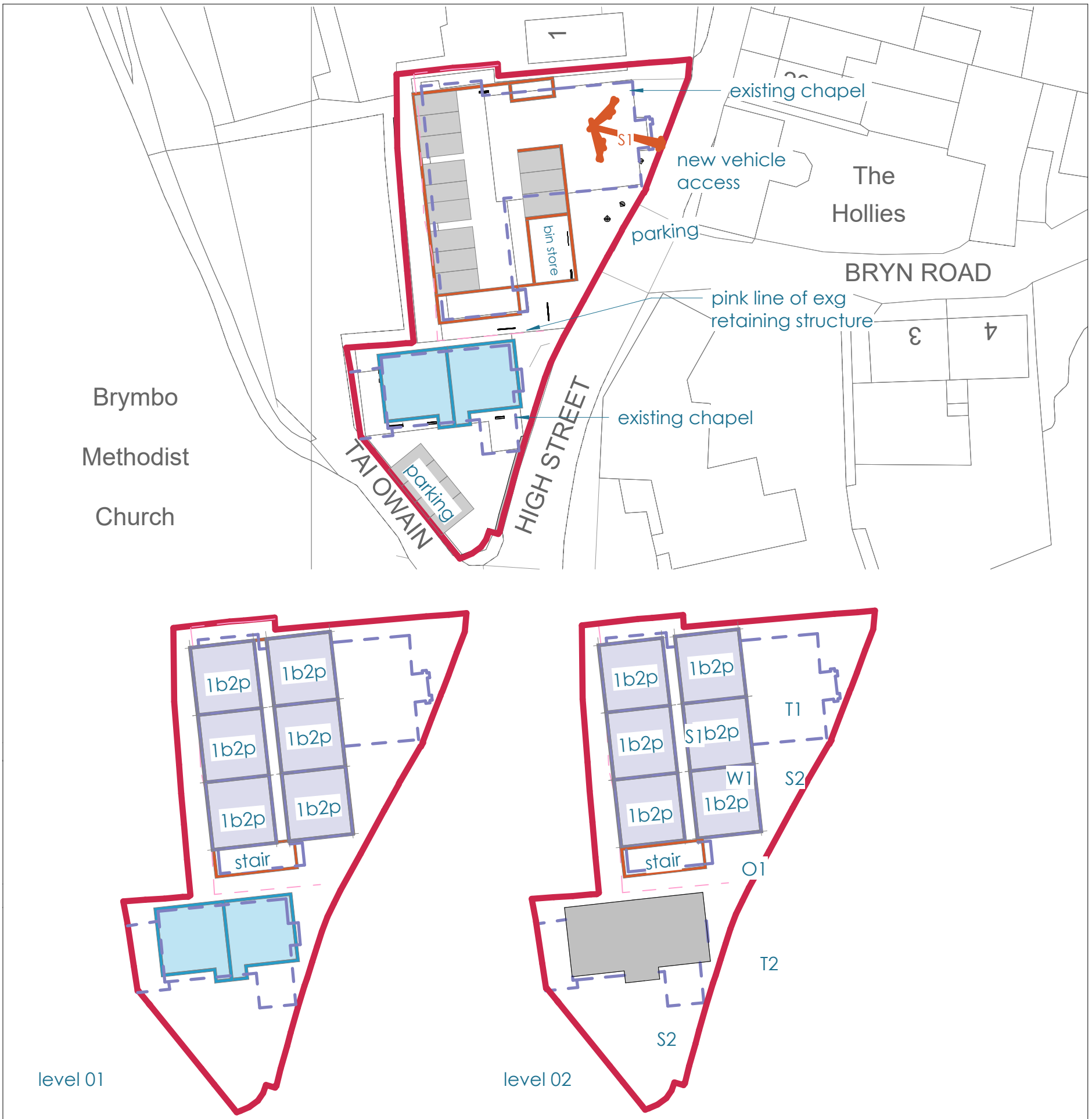
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Date: 2023.11.06

Project: ENGEDI CHAPEL, BRYMBO
Sheet name: CONCEPT 02 NORTH EXG & PROPOSED

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SWOT ANALYSIS OPTION 03

S1 - ridge line is no higher than existing chapel
S2 - resident amenity space
S3 - street scene massing betterment

W1 - roof orientation east and west for pv

O1 - landscaped resident amenity space

T1 - lesser horseshoe bat roost. buildings will require nrw licence for demolition
T2 - no site vehicular access for bin wagon or fire engine

Revision	Description	Date	Issued by
B	issued for PAC	2024.04.18	AJR
A	issued for discussion	2023.11.06	

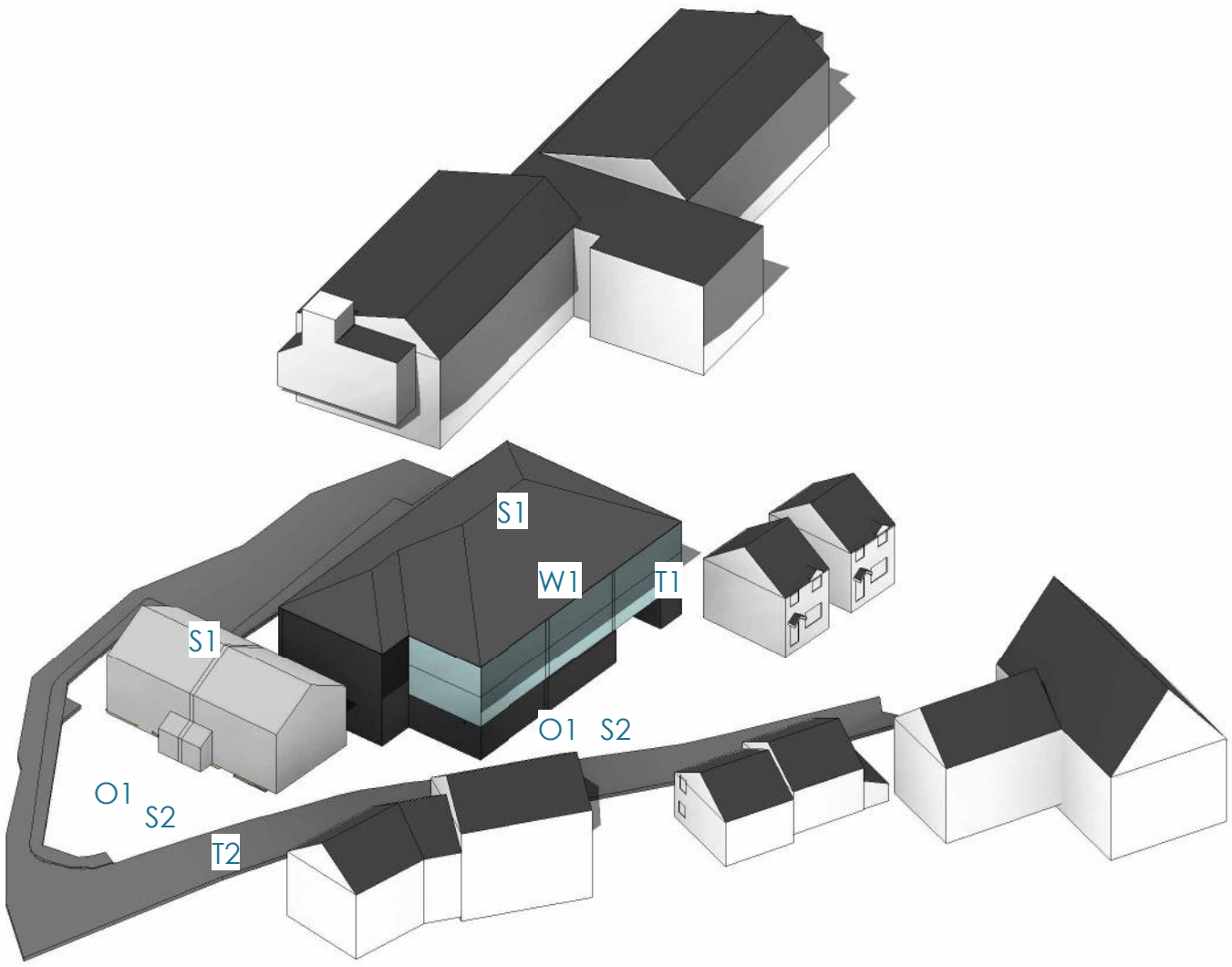
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Project No: C484 Drawing No: DAS42 Revision: B

Scale@A3: As indicated Project: ENGEDI CHAPEL, BRYMBO
Date: 2023.11.06 Sheet name: CONCEPT 03 PLAN

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10mm 50mm



SWOT ANALYSIS OPTION 03

S1 - ridge line is no higher than existing chapel
S2 - resident amenity space
S3 - street scene massing betterment

W1 - roof orientation east and west for pv

O1 - landscaped resident amenity space

T1 - lesser horseshoe bat roost. buildings will require nrw licence for demolition
T2 - no site vehicular access for bin wagon or fire engine

Revision	Description	Date	Issued by
B	issued for PAC	2024.04.18	AJR
A	issued for discussion	2023.11.06	

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Project No: C484 Drawing No: DAS43 Revision: B

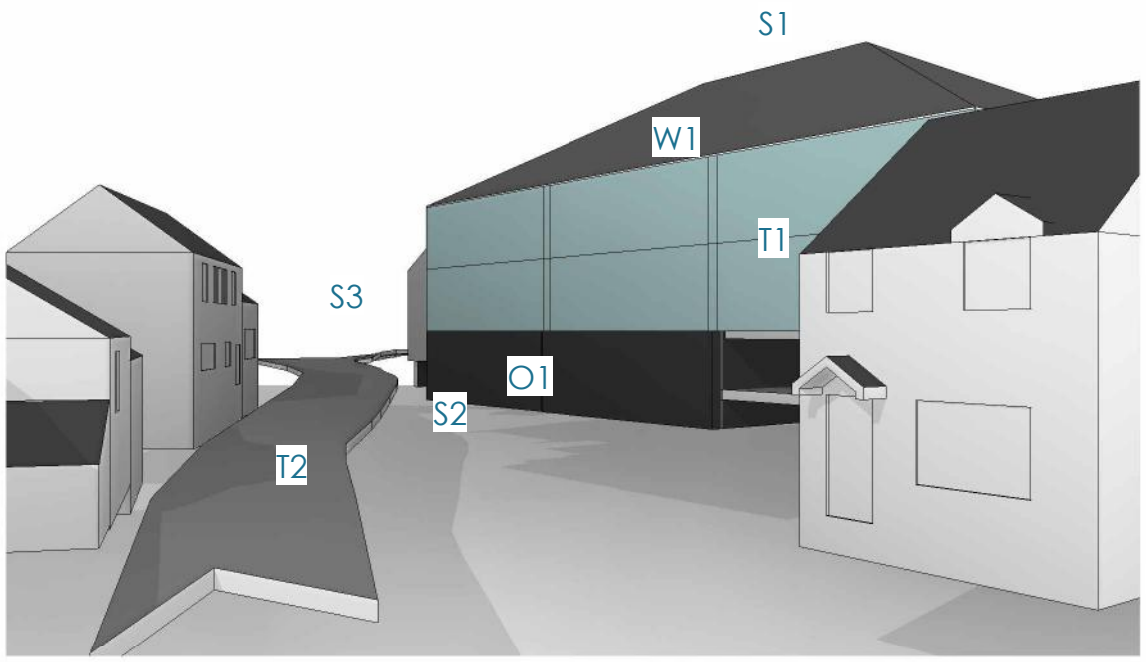
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Date: 2023.11.06

Project: ENGEDI CHAPEL, BRYMBO
Sheet name: CONCEPT 03 AXO

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SWOT ANALYSIS OPTION 03

S1 - ridge line is no higher than existing chapel
S2 - resident amenity space
S3 - street scene massing betterment

W1 - roof orientation east and west for pv

O1 - landscaped resident amenity space

T1 - lesser horseshoe bat roost. buildings will require nrw licence for demolition
T2 - no site vehicular access for bin wagon or fire engine

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B	issued for PAC	2024.04.18	AJR
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Project No: C484 Drawing No: DAS44 Revision: B

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Date: 2023.11.06

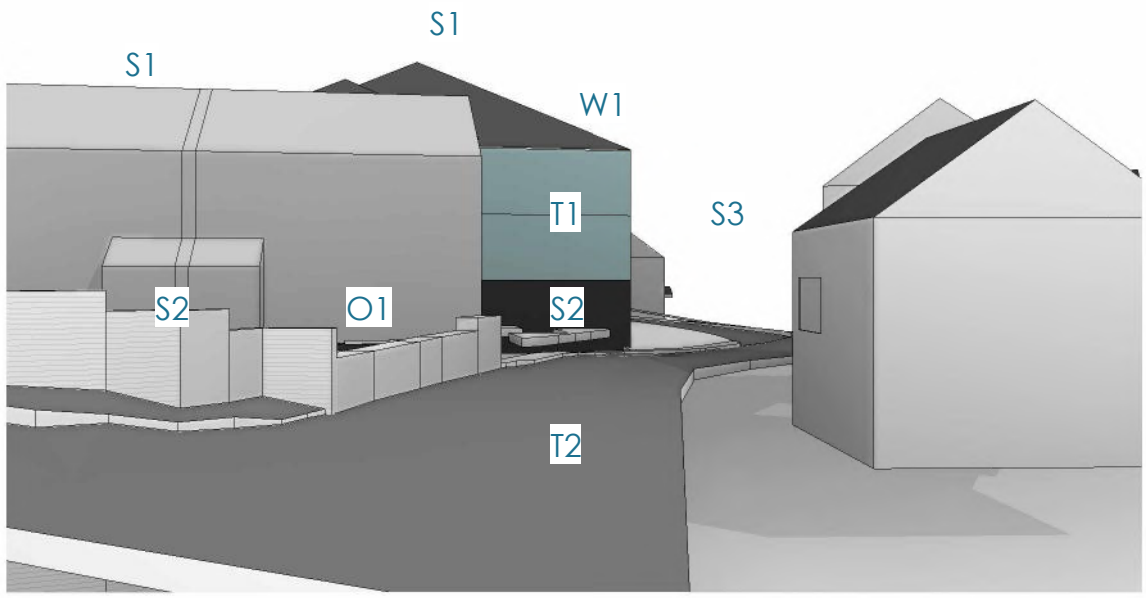
Project: ENGEDI CHAPEL, BRYMBO
Sheet name: CONCEPT 03 SOUTH VIEW EXISING AND PROSPOSED

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1 VIEW TO THE NORTH - EXISTING 03



2 VIEW TO THE NORTH - CONCEPT 03.

SWOT ANALYSIS OPTION 03

S1 - ridge line is no higher than existing chapel
S2 - resident amenity space
S3 - street scene massing betterment

W1 - roof orientation east and west for pv

O1 - landscaped resident amenity space

T1 - lesser horseshoe bat roost. buildings will require nrw licence for demolition
T2 - no site vehicular access for bin wagon or fire engine

Revision	Description	Date	Issued by
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Project No: C484 Drawing No: DAS46 Revision: B

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Date: 2023.11.06 Sheet name: CONCEPT 03 NORTH VIEW EXISTING AND PROPOS

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8.1 ECOLOGY PROPOSAL

As identified on drg DAS19 there is a maternity roost of lesser Horseshoe bats in the current Engedi Chapel.

The works will include the relocation of the roost into a temporary tower roost and establishing 2No new roost in the new apartments roof spaces.

Refer to the ecology report for further details.

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B	issued for PAC	2024.04.18	AJR
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Project No: C484 Drawing No: DAS59 Revision: B

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Project: ENGEDI CHAPEL, BRYMBO
Sheet name: ECOLOGY

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8.1 ACCESSIBILITY

8.11 Primary vehicle access to the site will be to and undercroft car park from the eastern High Street. Direct access is provided for pedestrians from the undercroft car park to the primary access stair for the aprtments.

A secondary access will be provided from the Tai Owen access road to 2No parking spaces to serve ground floor apartments.

Pedestrian site access will be via Doc M compliant steps from Brymbo High Street.

8.13 The access into the building will comply with the requirements of Building Regulation Approved Doc M (2004 edition) because:

- An accessible threshold will be provided.

8.14 The entrance door into each dwelling flat will comply with the requirements of Building Regulation Approved Document M (2004 edition) because:

- Is has a clear opening that exceeds the minimum clear opening of 775mm

8.15 The corridors and other access routes in the entrance storey of the dwelling will comply with the requirements of Building Regulation approved document M (2004 edition) because:

- The corridors and other routes in the entrance storey serving habitable rooms and rooms containing a W.C has an unobstructed width in accordance with Table 4 of Approved Document M (2004 edition)
- Short lengths (no more than 2 metres) of local permanent obstruction in a corridor, such as a radiator still maintains a 750mm unobstructed width and is not placed opposite to a door into a room which would restrict wheelchair access.
- Doors to habitable rooms and a room containing a W.C have a minimum opening width as indicated in Table 4 of Approved Regulation Document M (2004 edition)

8.16 The switches and socket outlets for lighting and other equipment in habitable rooms will be at appropriate heights between 450 and 1200mm above the finished floor level.

8.17 The development will achieve an inclusive environment that can be used by everyone, regardless of age, gender or disability.

8.18 Stepped communal internal access and 2No lifts will provide access for all.

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Scale@A3: Project: ENGEDI CHAPEL, BRYMBO
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8.2 ENVIRONMENTAL SUSTAINABILITY

8.2.1 The proposed development will adopt the fabric first approach of highly insulating and sealing the external envelope. This approach will be supplemented with sustainable heating and generation if required e.g solar pv panels.

8.2.2 Internal potable water consumption will be reduced by the specification of appropriate appliances.

8.2.3 All insulating materials will avoid the use of substances that have a global warming potential (gWP) of 5 or more (and an ozone depleting potential of zero) in their manufacture or composition for the roof, walls, floor, hot water cylinder and pipe insulation.

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Project No: C484 Drawing No: DAS61 Revision: A

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Project: ENGEDI CHAPEL, BRYMBO
Sheet name: ENVIRONMENTAL SUSTAINABILITY

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8.3 COMMUNITY SAFETY

8.3.1 In considering the layout of the design, attention has also been given to crime issues.

8.3.2 The development is in close proximity to neighboring property optimising natural community surveillance. The design will ensure that parking and other necessary external spaces are well lit.

8.3.3 In addition the proposed windows, doors and locks will be designed to meet 'secured by design' standards.

8.3.4 A Secured by Design application will be obtained by the Applicant prior to construction.

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A	issued for PAC	2024.04.18	AJR

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Project No: C484 Drawing No: DAS62 Revision: A

Scale@A3:
Date: 2023.11.06

Project: ENGEDI CHAPEL, BRYMBO
Sheet name: COMMUNITY SAFETY

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10mm 50mm

9.1 SUMMARY/ CONCLUSION

The proposed development:

- is a high quality, distinctive and a sustainable development.
- adopts a holistic approach to design avoiding total reliance on prescriptive standards where these may effect or stifle innovation and creativity.
- seeks to reduce carbon emissions associated with the development including a move towards zero carbon and adoption of Modern Methods of Construction (MMC).
- embraces the concept of place making to create a sustainable place that is attractive, sociable, accessible, active, secure, welcoming, healthy and friendly.
- creates a place with the needs of people in mind, which is distinctive and respects local character.
- promotes layouts and design features which encourage community safety and accessibility.
- secures the most efficient use of land including appropriate densities.
- creates homes that are innovative, considered, place making, designed and to be built for families in the 21st Century.

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A	issued for PAC	2024.04.18	AJR

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Project No: C484 Drawing No: DAS63 Revision: A

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Sheet name: CONCLUSION

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