

Design and Access Statement

Land off Bangor Road, Johnstown

Created on behalf of Gladman.

November 2023



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SECTION
INTRODUCTION 01

1.1 Foreword

This Design and Access Statement (DAS) has been prepared by Baldwin Design Consultancy Limited on behalf of Gladman to accompany a reserved matters application for a mixed use development including 300no. dwellings, a local store and employment areas with associated parking, landscaping and amenity space. The development follows the approved outline for a mixed-use development. This development is situated on land at Dennis Ruabon, Hafod Tileries, Johnstown.

This document should be read in conjunction with the Supporting Planning Statement, supporting technical reports.

This Statement will demonstrate the development's alignment with the design ethos, materials, and character of the surrounding area, especially the existing dwellings in nearby Johnstown, while also ensuring compliance with the approved scheme.

The structure of this document and the detail within follows the guidance from the Welsh Government's 'Design and Access Statements in Wales' (2017), Article 7 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended) and Technical Advice Note 12: Design (2016 Welsh Government). This Statement is set out as follows:

- Section 2: Context Analysis - an assessment of the site's wider context in terms of urban structure, historic development, streets and landscape character.
- Section 3: Summary of Outline Application - a summary of design principles set out in the approved outline scheme.

- Section 4: The Proposed Scheme - a detailed focus on the proposed layout, including design choices such as materials and distinctive character areas within the development. This section demonstrates how the proposed scheme aligns with the principles set out in the approved outline application for the site as well as how it seamlessly integrates into the surrounding vernacular.
- Section 8: Summary and Conclusions



Aerial view of the site, with application site boundary edged in red. Not to Scale



Approved Outline Masterplan. Not to Scale



Proposed Reserved Matters Site Layout. Not to Scale.

SECTION
SITE CONTEXT 02

2.1 Local Context

The site is located 3km southwest of Wrexham, to the east of Johnstown's existing residential settlement. It has convenient access to the A483, connecting to Wrexham, Chester, and the M56 to the north, as well as the Shrewsbury to Chester Railway Line to the west.

To the north is Bonc-yr-Hafod Country Park, which used to be a landfill site, and to the south is the disused Hafod Landfill Site. The site is bordered by Hafod Road to the east and Bangor Road (B5426) to the south. It encompasses brownfield land where the former Hafod Tileries were situated and is surrounded by woodland and hedgerows.

A public right of way follows the outer western site boundary and connects to two further footpaths, one of which crosses the northern part of the site linking to Hafod Road, the other passes northwards through the adjacent fields towards the country park and railway line. Two further footpaths cross the south-eastern corner of the site. The footpath provides connectivity to the surrounding right of way network which is extensive in all directions Wat's Dyke Long Distance Heritage Trail traverses the landscape in a north to south direction to the east.

The development site is situated in a highly sustainable location, offering an opportunity to enjoy expansive long-distance views while also respecting the local vernacular. High-quality housing stock, along with associated car parking and landscaping, is in close proximity to an extensive range of amenities and transport infrastructure in nearby Johnstown. This combination makes the area appealing to a broad spectrum of people due to the variety of house types and sizes available.

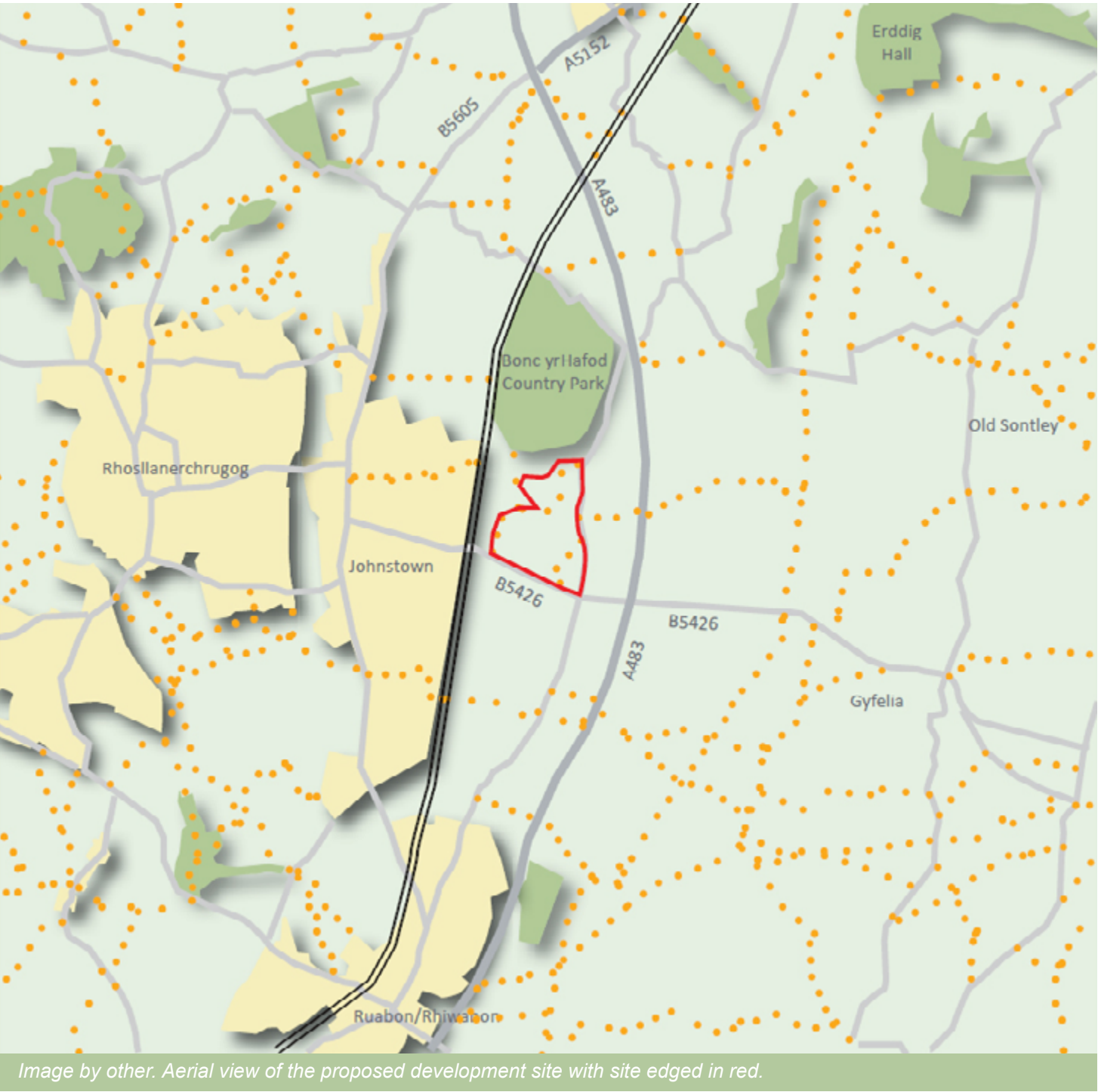


Image by other. Aerial view of the proposed development site with site edged in red.

2.2 Site Photographs

The images below display the current site, capturing its existing landscaping, hard landscaping, and on-site structures

