

design & access statement



nts A3

proposed street elevations

design & access statement



Burwell / Swindale house types

Alwen semi detached bungalow



Witham house types



Sherbourne house types

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house images

Design and Access Statement

This document should be read in conjunction with the following;

- Planning Statement - Lambert Smith Hampton.
- Pre-application community consultant documents.
- Transport report - Mode Transport Ltd.
- Ecology report - Arbor Vitae.
- Landscape & visual impact appraisal - LPM Landscape
- Arboricultural report - Birch Tree & Land.
- Phosphate report - ADAS Ltd.
- Application plans.

Location

The site is located to the eastern edge of Overton off St Marys Avenue in residential area with the Primary School to the north, tennis courts, bowling greens to the south and open countryside to the east.

Use

As outlined in the Planning Statement the site is allocated for residential use and will provide a percentage of affordable dwellings and public open space. A mix of dwellings types are proposed from 2 bedrooms houses, 2 & 3 bedroom bungalows to larger 4 bed houses.

Amount

45 dwellings are proposed including 14 affordable dwellings which is just over the minimum 30% affordable dwellings required by current planning policy.

Public open space must be provided for developments of 10 dwellings or more at the rate of 0.4 hectares per 50 dwellings which equates to an area of 0.36 hectares for 45 dwellings which the layout provides.

It is understood that the Primary School is not full and would welcome additional pupils.

Layout

The layout has been informed following comments received at the Pre-planning Application stage from Wrexham Planning Department. Features such as a defined entrance approach to provide a sense of place was suggested with dwellings forming a street scene on the approach to the site. WPD suggested to reduce dominance of frontage car parking.

Surface water disposal and SAB / SUD's features have been designed into the layout along the eastern boundary to allow discharge and treatment of surface water from the site to the north of the site and finally to an existing ditch. The southern part of the site is lower section of the site and so more difficult to drain surface water from so the bulk of the POS has been provided in this location.

The position of existing dwellings adjacent to site have been allowed for with space standards being maintained and locating proposed dwellings with relative private spaces so rear gardens back onto rear gardens. Private gardens have been provided for each new dwelling.

The public open space has been located to be practical, safe, overlooked and inclusive to all users. Space has been designed into the layout for a potential link to the land north of the site which also allows a connection to the existing public right of way and to the primary School. Houses front onto

allows a connection to the existing public right of way and to the primary School. Houses front onto the the POS for security.

Scale

Existing dwellings adjacent the site are mainly two storey with some single storey units on Clerc-y-Mendy. The proposal is for 3no. single storey and 42no. two storey dwellings.

Landscaping

Refer to the Landscape & visual impact appraisal by LPM Landscape.
All existing trees and hedges to be retained except for tree no.81 which in poor condition.

The development has been set back from the boundary to the open country side along the eastern boundary with dwellings facing this aspect to soften this edge of the development.

The approach to the site starts with a fairly tight street scene and then opens up to the open space along the eastern boundary where the exiting hedge and trees will be retained to provide a screen to the open country side.

Appearance

It is proposed to use traditional details and scaling for the new dwellings that will echo those of the older properties in Overton.
The dwellings have been located at the site entrance in a traditional street scene with building closer to the road to form a sense of place with key buildings in a traditional form.

Brick corbeled eaves and gables at the junction of the roofs and walls is a traditional detail which reduces the need for maintenance at roof level also.
Coloured upvc windows and doors provide the appearance of painted timber with the advantages of modern materials and precise fitments for better air tightness.
There is a wide range of existing roof coverings from slate, concrete tiles and plain tiles, it is proposed to use an interlocking plain tile in colours to be agreed.
It is proposed to use facing brick for the majority of the external walls which is prevalent within Overton with a few small areas of render.

Access

Access to the site will be directly off St Marys Avenue with a continuation of the existing road and footpath. A short length of path is missing along the existing road in front of some existing garages and it is proposed to construct a new path in this location to make the connection complete.
The existing road is at least 5.5m wide which allows cars of existing properties to park on street and still provide access for other road users.

The new main estate road will be 5.5m wide with 2.0m footpaths where required. Some of the minor roads are proposed to be reduced in width to reduce the impact of hard surfaces.
The layout has been designed so that the place will be safe and easy for everyone to move around, the site is relatively level so no steep gradient of roads or paths are expected.
Car parking has generally been provided at the rate of 2 spaces for two bed units and three spaces for 3 & 4 bed units, five of the smaller 3 bed units have 2 spaces. Tandem parking has also been utilized for some units to reduce the impact of wide parking spaces to the frontage of the development.