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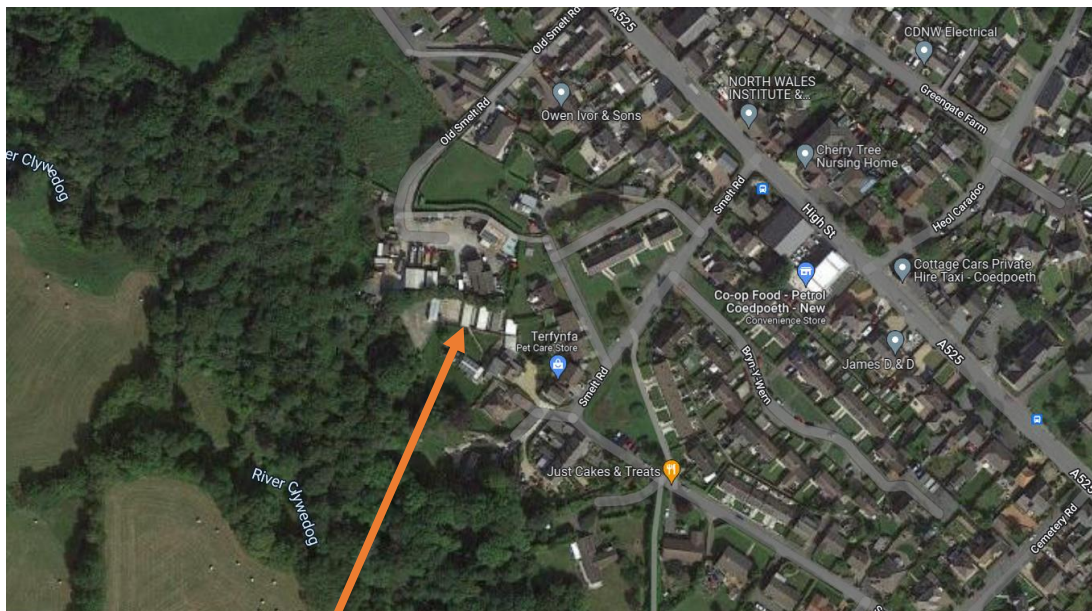
DESIGN AND ACCESS STATEMENT

Project: Demolition of Dog Kennel and Cattery Buildings and Erection of 5 No 3 and 4 Bedroom Detached Dwellings and Associated Works.

Site; Terfynfa Kennels, 12 Smelt Road, Coedpoeth, Wrexham, LL11 3SH.

To be read in conjunction with drawing No's and details;

- SR/PD/00 – Location Plan
- SR/PD/01 – Site Plan as Existing
- SR/PD/02 – Demolition Plan
- SR/PD/03 – Site Plan as Proposed
- SR/PD/04 – House Type A – Ground Floor Plan
- SR/PD/05 – House Type A – First Floor Plan
- SR/PD/06 – House Type A – Elevations
- SR/PD/07 – Garage – Plot 1 & 2
- SR/PD/08 – House Type B – Ground Floor Plan
- SR/PD/09 – House Type B – First Floor Plan
- SR/PD/10 – House Type B – Elevations
- SR/PD/11 – Garage – Plot 3, 4 and 5
- Habitat Regulations Assessment (Arbtech)
- Preliminary Ecological Appraisal and Roost Assessment (Arbtech)
- Transport Assessment



Proposed
Development Site

Fig. 1 – Location of Existing Site

1. Introduction

HDS Architectural have been commissioned by the land owner to prepare a planning application for the development of the above site. This statement is provided in support of a Full Planning Application for demolition of the existing dog kennels and cattery building and a for erection of a proposed residential development to Land at Terfynfa Kennels, 12 Smelt Road, Coedpoeth, Wrexham, LL11 3SH.

The proposal is to erect three, 4 Bedroom Detached Houses and two, 3 Bedroom Dormer Bungalows, parking and associated works, as outlined on the submitted plans.

Coedpoeth is a village (and community), which is located within the County Borough of Wrexham, North Wales and was formed as recently as the mid 1800's from four separate Hamlets, known as 'The Nant', 'Adwy'r Clawdd', 'The Talwrn' and 'The Smelt'.

The name Coedpoeth can be translated to "burnt wood" perhaps referring to the charcoal burning heritage in the village and local woods.

This statement will assess the proposal against the relevant policies of the adopted Wrexham Unitary Development Plan and government guidance as expressed in Planning Policy Guidance Notes.

2. Site Description/History

The application site is currently used as a Dog Kennels and Cattery Business. It is located off Smelt Road and this is currently active as a 'Sui Generis' use class, which has been established for around 25 years.

Smelt Road runs from High Street to Cemetery Road and mainly consists of a 30mph speed limit.

The site is surrounded by a wooded area to the west and south, a small number of residential properties to the east (with some accessed off Smelt Lane). There is also a yard to the North of the site which is used for the storage of road haulage vehicles. The site is bound with a mixture of materials, including mature hedgerows, woodland and walling.

The existing buildings to be demolished on the site are shown on Drawing No SR/PD/02 – Demolition Plan.



Figure 2 – Wrexham Unitary Development Plan

The orange star indicates the location of the proposed development site, In Fig (2) above. This map shows the settlement boundary in a thick black line. The site lies within the settlement boundary of Coedpoeth, as presented in the Wrexham Unitary Development plan, close to green barrier land.

3. National and Local Planning Policy

The development plan for the area comprises the Wrexham Unitary Development Plan, which was adopted on 14th February 2005.

Relevant Policies Include:

Strategic Policies

Policy PS1 states that new development will generally be located within existing settlement boundaries. The development is located within the settlement boundary of Coedpoeth.

Policy PS2 states that development must not materially detrimentally affect the countryside, landscape or townscape character, open space, or the quality of the natural environment.

Policy PS3 states that development should use previously developed brownfield land, comprising vacant, derelict or underused land, in preference to that of greenfield land.

Policy PS4 states that development should maintain the existing settlement pattern and character and be integrated with the existing transport network to encourage public transport and alternatives to the car.

Policy PS5 Provision will be made for the development of 5775 dwellings between 1996 and 2011.

Policy PS11 states that encouragement will be given to proposals which improve the biodiversity value of sites.

- The land is situated within settlement limits as required by Policy PS1
- The proposal will not be materially detrimental to the surrounding environment as required by Policy PS2
- As the proposals incorporate the demolition of existing structures on previously developed land, the proposals will make full use of previously developed brownfield land in accordance with Policy PS3
- The proposal is for an attractive development formed from a small cul-de-sac, which follows the character of the settlement of Coedpoeth. The development is also within a short walk of bus facilities. therefore, the proposals meet the requirements of Policy PS4.
- All of the mitigation measures as contained within the reports prepared by Arbtech will be incorporated into the development proposal, therefore improving the biodiversity value of the site. Therefore, it is suggested that this proposal meets with the requirements of Policy PS11

General Development Principals

Briefly, policy GDP1 states that all new development should;

- Ensure that new development accords with the character of the site with regards to scale, design, layout, materials and landscaping.
- Take account of personal and community safety
- Make best use of design techniques to conserve energy and water resources
- Ensure safe and convenient pedestrian and vehicular access
- Ensure that there are convenient public transport facilities nearby
- Safeguard the environment from various hazards, including noise and air pollution
- Have services located nearby
- Safeguard areas of nature conservation
- Ensure development does not result in flooding etc
- Safeguard those areas that have a strong Welsh cultural linguistic identity
- Secure the development of sustainable communities.

HDS Architectural suggest that the proposed development meets with these objectives.

Policy EC4 states that development proposals should provide for the conservation and management of hedgerows, trees, orchards, woodland, wildlife and other natural landscape and water features, and include new planting in order to enhance the character of the landscape and townscape. Development which results in the loss or significant damage to valuable trees, important hedgerows or ancient woodland sites will not be permitted.

As there are no significant trees or hedgerows within the site, then the scheme will meet with the requirements of this policy.

The applicant also intends to plant new trees and provide new landscaping within the scheme, which will improve the biodiversity and natural landscape of the site.

Wrexham County Borough Council also has 33 adopted local planning guidance notes and the relevant documents to this project are as follows;

- LPGN 6 – Access to and Use of Buildings
- LPGN 7 – Landscape and Development
- LPGN 16 – Parking Standards
- LPGN 21 – Space around Dwellings
- LPGN 24 – Designing out Crime
- LPGN 32 – Biodiversity and Development

HDS Architectural have taken into account all of the above local policy documents while preparing the design for the scheme.

4. Planning History

Planning Permission was previously granted in 2007 on the same site for a residential development of a total of 9 units. This was granted under code P/2207/0607 and was not implemented, so has now expired.

This application has been submitted by the same applicant as the previous scheme. However, the applicant would like to retain the original dwelling, known as Terfynfa, to live in.

It is felt that the proposed scheme of 5 new dwellings will offer a more attractive, less intensive scheme, than the originally improved scheme. It will also offer a more attractively designed layout that will create less overlooking and mean less traffic movements to and from the site, both than the previously granted scheme, as well as the current usage of the site.

5. Flood Risk

The site is located within Zone A flood classification, as shown in accordance with the Natural Resource Development Advice Map, as shown in Fig 2 below. Zone A is described as “Considered to be at little or no risk of fluvial or coastal/tidal flooding”.

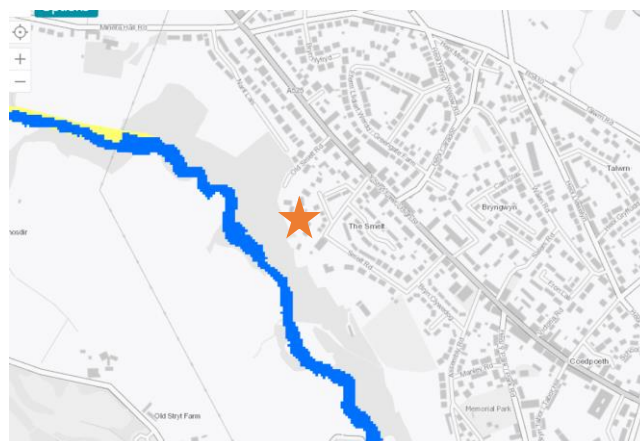


Fig. 3 – Wales Resource Map for the Proposed developments (highlighted with an orange star)

6. The Proposal

Description of Development

The proposed general facilities of both house types is as follows;

Ground Floor

- Reception Hallway
- Living Area
- Dining/Kitchen Area
- Utility
- WC
- Store Rooms

First Floor

- Landing Area
- 3 or 4 Bedrooms
- Family Bathroom
- Ensuite to Master Bedroom



Fig. 4 – Front Elevation of House Type A



Fig. 5 – Front Elevation of House Type B

Appearance and Landscaping

The site currently comprises of five kennel buildings, a store building, a cattery building and a stable. There is an existing dwelling, known as 'Terfynfa' on the site and this is to remain. There is currently parking for a number of vehicles, a large concreted hardstanding area to the rear of the site and various landscaping throughout. Currently the existing dwelling, known as 'Terfynfa' is lived in by the owners of the dog kennel and cattery business. Although this business is to close, due to retirement of the owners, the dwelling will remain for them to live in.

Terfynfa is an historic attractive rendered cottage that has been extended numerous times over the years. There is a small section of kennel buildings that is attached to the dwelling that is to be demolished as part of the scheme. The remaining dwelling will not be altered. There is an existing garage attached to the dwelling and a new driveway has been formed to access this garage, from the proposed access road.

The main view of Terfynfa can be seen in Fig 6 (below).

The new proposal would involve demolition of kennel and cattery outbuildings, along with the erection of attractively designed, modern style dwellings. The existing dwelling will remain as the main visible feature to the road frontage and this will be complemented by various forms of landscaping, as well as the ecology mitigation area to the front of the site.

The proposed dwellings will be designed using materials that compliment the character of the surrounding area. This would include red brickwork which would closely match the brick of the dwellings to the front of the site, such as those used in numbers 7, 8 and 9 Smelt Road, together with a concrete tile in grey. Windows will be finished in white UPVC as per the majority of the dwellings in the area. Render to a similar colour used on 'Terfynfa' will also be incorporated into the scheme, as can be seen on the proposed elevations (above).

All dwellings will also be provided with garages and additional off-road parking.

Additional landscaping will be provided throughout the site and will be provided in numerous locations, including the front of the dwellings, to create an attractive frontage from the main road and as you access the site.

All final landscaping details can be agreed by the submission of further details and covered by a planning condition, if required.



Fig. 6 – Front Elevation of House Type B

Layout

The layout has been designed to be a flowing layout that provides an attractive frontage to the entrance of the site, whilst still being able to provide adequate off road parking and minimise overlooking between the proposed dwellings and the existing dwellings adjoining the site.

We have also ensured that there are adequate turning facilities within the site, whilst also not over-dominating the existing dwelling and retaining a garden area for the existing dwelling.

Scale

The application site measures around 2800 sq metres in total.

It is not felt that the overall scale of the development will over dominate the area and the pattern of the existing adjoining village. The above areas demonstrate that the site is not being overley developed with an overly intensive scheme.

Ecology

As mentioned previously, HDS Architectural have procured a 'Habitat Regulations Assessment' and 'Preliminary Ecology Appraisla and Preliminary Roost Assessment' from Arbtech. Some of the key points and consulations noted within this report are as follows;

- No impacts to designated sites are anticipated due to the small scale and distance of the proposed development from such sites (where known) as well as the urban location of the site with surrounding physical barriers.
- No impacts to any notable habitats are anticipated due to the small scale and distance of the proposed development from such habitats as well as the urban location of the site with surrounding physical barriers.
- The proposed development will not result in the removal of any habitats which could be used by foraging or commuting bats.
- No impacts are anticipated on riparian as a result of the proposed development.
- Some areas of introduced shrub may be removed during construction. The loss of such habitats is likely to be inconsequential to local bird populations owing to their low value and the presence of more extensive habitat locally.

7. Highways

Adequate walking distances are dependent on the location of the specific development; guidelines indicating acceptable walking distances are provided in the Chartered Institute of Highways and Transportation Document – 'Guidelines for providing journeys on foot', as shown within the following table;

Figure (8) – Guidelines from Highways & Transport Document

	Town Centres (m)	Community/School Sight Seeing	Elsewhere (m)
Desirable	200	500	400
Acceptable	400	1000	800
Preferred Maximum	800	2000	1200

Wrexham's Unitary Development Plan states "Wrexham is the focus of a network of bus and rail serving the County Borough and regional routes which feed into the national public transport system". Approximately 33% of local households have no car and rely on entirely on public transport to carry out day to day tasks.

The proposed development in Coedpoeth assists in sustainable development because is it located within close proximity to many facilities that are required day to day. The following table indicated distances and travel times to a number of destinations from the proposed development;

Figure (9) – Table showing the destinations and travel time from the proposed development site.

Facility	Location	Travel Distance (Miles)	Walking Time (Minutes)	Cycling Time (Minutes)	Drive Time (Minutes)
Education	Ysgol Bryn Tabor	0.5	10	4	2
Convenience/Food Store	Co-op Food, Coedpoeth	0.1	3	2	1
Supermarket	Sainsbury's	3.6	68	19	10
Post Office	Coedpoeth Post Office	0.4	8	4	2
Cash Machine/ATM	Co-op Food, Coedpoeth	0.1	3	2	1
Doctor/Medical Centre	Bryn Darland Surgery	0.3	6	3	2
Pharmacy	Rowlands Pharma	0.4	9	3	2
Bus Stop	Smelt Road	300 m	2	1	1
Railway Station	Wrexham General	4.1	70	19	11
Public House (Pub)	The Cross Foxes	0.3	7	6	3
Fast Food Takeaway	Sameer Kebab and Pizza	0.3	6	2	1
Employment	Five Crosses Industrial Estate	0.5	10	4	2
Children's Play Area	Minera Park	0.9	19	7	3

8. Appearance

It is considered that the development would accord with all planning guidance from Wrexham Council, as well as national planning policy. The council has approved a series of local planning guidance notes which amplifies their Development Plan policy.

The following Local Planning Guidance Notes are relevant:

- 07. Landscape and Development
- 16. Parking Standards
- 17. Trees and Development
- 21. Space Around Dwellings
- 24. Designing out crime
- 30. Design

Planning Policy Wales, TAN6 and TAN12 require that new built developments are to be of a high-quality design. Policy RD 1 of the LDP refers to sustainable development and good standard design. It is felt that the development has been designed to meet these requirements with a 'modern' design of dwelling that provides a 'striking' design on the main roadside, but also incorporates more traditional materials to remain in-keeping with it's surroundings.

Adequate separation distance has been provided between the dwellings, as required by LPG note 21. This includes any separation distance required between the proposed new dwellings, the existing dwellings to the front of the proposed units to the rear.

Adequate outside private amenity area has also been provided to all of the dwellings, in accordance with LPG21.

9. Accessibility & Parking

The applicant intends to construct a new private road into the site as shown on the submitted site plan. This road will provide adequate space for two vehicles to pass each other simultaneously, as well as providing adequate turning facilities for any vehicles entering and exiting the site.

We have supplied sufficient parking for both the proposed dwellings and the existing dwelling, known as 'Terfynfa'. This information can be seen on the drawing entitled 'Site Plan as Proposed', Drawing No SR/PD/03.

10. Environmental Sustainability

Resource efficiency means minimising the use of energy for heating, lighting and other energy uses that may be occurred from these dwellings. It also means using materials and construction methods that also reduce harm to the environment. The following sustainability issues have been considered:

- Wherever possible materials will be sourced and produced locally to reduce the harm to environment with excess travel for materials.
- If the scheme uses timber, the timber will be certified as coming from a sustainable source.
- The site is served by mains water, electricity, gas and drainage.
- Foul water drainage will be to an existing public sewer system.

The above points will ensure that the properties are "sustainable" in terms of the building design and the supply and use of energy and water.

The proposed development will seek to incorporate as many sustainability features where possible to reduce it's environmental impact.

Currently the site is disused developing a small employment development alongside the two residential units would make for a very sustainable development.

All new materials used would be of the type required by current Building Regulation requirements to achieve the 'U' values to comply with part 'L'. The development would provide a range of energy saving measures. Full use of natural daylight would be maximised by the installation of roof lights and clerestorey lights, thereby reducing reliance upon electric lighting. Internal energy efficient lighting would be installed. Water efficient appliances would be installed.

11. Conclusion

It is felt that the submitted design will accord with all relevant local and national planning policy requirements. It will provide additional much needed housing, within the settlement area of Coedpoeth, with local amenities and public transport nearby.

Although the proposals incorporate the addition of 5 residential units to the site, it has been proved within the Transport Assessment that these units will not increase traffic generation and parking demands over the current usage of the site. As the proposals only incorporate an additional 5 dwellings, traffic movements will be very low in comparison to the current usage of a Dog kennel and Cattery. It is also felt that the proposed scheme provides a much more attractive design, with a more natural layout, over that was approved previously under code P/2007/0607.

To conclude, the application seeks planning permission consent to create five dwellings on the current premises of the Kennel and Cattery Buildings at 'Terfynfa', 12 Smelt Road, Coedpoeth, Wrexham, LL11 3SH. The proposed design benefits the local area due to integrating the proposed materials with the existing surroundings, whilst minimising the affect the development will have any the adjacent residents and any biodiversity. We respectfully request that you support this application and consider it for approval.