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HOLT ROAD

WREXHAM

DESIGN & ACCESS STATEMENT

2023

Bellway

“Our vision is to create a place to achieve strong, sustainable growth to make a difference to people’s lives, homes and communities”

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BRIEF SUMMARY

1



BRIEF SUMMARY



Figure 1 - Overall Site Plan within it's context

1.0.1 Introduction

This Design and Access Statement has been prepared by APD on behalf of Bellway Homes and considers all aspects relating to design including layout, highways, footways and cycleways, streetscape, landscaping, open spaces, scale and materials.

The site secured outline planning permission for residential development in 2021. The site is surrounded by existing residential properties and informal public open space. Bellway are proposing a development of 74 residential units including 18 affordable and 56 open market dwellings together with an area of land to the west for use by the community as public open space.

The public open space provided meets Planning Authority spatial standards. The density of residential development on site has been dictated by the outline planning permission which secured approval for up to 74 dwellings. Green infrastructure takes advantage of existing landscaping and new planting within the proposed residential layout. There is a further provision of public open space (attenuation basin) on site close to the access onto Holt Road.

The development proposal has considered sustainable and efficient use of the site, using Planning Policy Wales and Local UDP guidance, integrating into and respecting local character. The proposed road network and access from Holt Road into the development gives the opportunity for outward looking form adjacent to the POS and entrance Gateway also addressing the road hierarchy, streetscape and landscaping. Dwellings are set back from the road with a driveway that can accommodate several cars on plot. The proposals show a hierarchy in the form of a cul-de-sac, shared access-ways and private drives, each dwelling has an appropriately sized back garden with refuse storage.

This document has been prepared in support of a Reserved Matters planning application for 74 dwellings on land north of Holt Road, Wrexham. This will include detached, semi-detached and mews dwellings up to 2.5 storeys, all with associated car parking and landscaping in accordance with Wrexham County Borough Council's Unitary Development Plan (UDP) and emerging Local Plan

This document should be read in conjunction with the Planning Statement submitted as a separate supporting document. This Design and Access Statement only refers to Policy matters where they have specific relevance to design and/or access issues, and demonstrates the steps taken to appraise the context of the scheme and how the design of the development takes that context into account.

The proposals in this Design and Access Statement have been carefully considered to respect the setting of the area and to create a high standard of quality living that integrates and makes its place in the wider established area.

1.0.2 Building for life

Building for Life 12 is an industry standard endorsed by the Design Commission for Wales. The Design Commission for Wales and the Welsh Government view the BFL approach as a useful tool in achieving better urban design quality in residential development and in complementing the requirements of Planning Policy Wales and Technical Advice Note 12: Design.

It was redesigned in 2012 with the aim of helping local communities to become more involved in design conversations and shaping design proposals with the ultimate aim of delivering better homes. The questions are designed to help structure discussions between local communities, local planning authorities, developers and other stakeholders.

BfL12 is also designed to help local planning authorities assess the quality of proposed and completed developments; it can be used for site-specific briefs and can also help to structure design codes and local design policies.

BfL12 comprises of 12 easy to understand questions that are designed to be used as a way of structuring discussions about a proposed development. There are four questions in each of the three chapters:

- Integrating into the neighbourhood
- Creating a place
- Street and home



Building for Life 12 Guidance

INTRODUCTION

1.0.3 Planning History

This will be a Reserved Matters Planning Application seeking planning permission for the erection of 74 No detached, semi-detached, mews dwellings and Apartments, with associated car parking and landscaping following the granting of outline permission in 2021.

The purpose of the statement is to provide a summary of the design rationale employed in developing the proposal showing consideration of the Planning Policy Wales, TAN 12, Building Better Places, Welsh Government National Design Framework and Future Wales National Plan.

This Design and Access Statement has been prepared in accordance with the requirements of Planning Policy Wales Guidance and Design and Access Statements in Wales to support this application on behalf of Bellway Homes.

This Design and Access Statement only refers to policy matters where they have specific relevance to design and/or access issues.

This document summarises a number of documents which have been prepared by a wider team of technical disciplines. These documents have been submitted as separate standalone documents as part of this planning application, as follows: -

- Planning Statement.
- Noise Report.
- Approved Parameters
- Transport Assessment
- Landscaping.

The proposals have taken into consideration the relevant local policies as listed adjacent.

Planning Policy Wales, Wrexham Unitary Development Plan, Technical Advice Notes and Local Planning Guidance.

- **GDP1:** Scale, Design, Layout, Security with safe and sustainable transport. Public services, Nature conservation, Sports facilities and Flooding considered.
- **GDP2:** Community Infrastructure contributions.
- **PS1:** New development for housing, will be directed to within defined settlement limits/areas.
- **PS4:** Development should maintain the existing settlement pattern and character and be integrated with the existing transport network to help reduce the overall need to travel and encourage the use of alternatives to the car.
- **H2:** Residential Land within settlement limits will be permitted when compliant with policy GDP1.
- **H7:** Affordable Homes (25%)
- **LPG note 30:** Design. A Guide for Developers and Architects when Designing Residential Developments
- **LPG note 24:** Designing out crime.
- **LPG NOTE 7:** Landscape and Development.
- **LPG note 21:** Distance between dwellings and Garden areas.
- **LPG note 16:** Car Parking standards.

Planning Policy Wales considerations for suitable residential development areas.

- **4.3:** Local retail facilities
- **4.4:** Local community services
- **4.5:** Recreational spaces
- **TAN 2:** Planning and Affordable housing
- **TAN 5:** Nature Conservation and Planning
- **TAN11:** Noise
- **TAN 12:** Design
- **TAN 15:** Development and Flood risk
- **TAN 16:** Recreation and Open Space
- **TAN 18:** Transport
- **TAN 21:** Waste
- **TAN 24:** Historic environment



Figure 2 - Outline Planning Application Extracts

BRIEF SUMMARY

1.0.4 About the developer

Bellway Homes began as a small family business in 1946 - with a passion for building exceptional quality homes in carefully selected locations, inspired by the needs of real families. To this day, they maintain these same core values, combining the decades of expertise with the level of personalised care that Bellway is known for.



Figure 3 - Examples of previous Bellway Homes North West Developments



THE VISION

“To create a unique design led, high quality solution, responding to the needs and characteristics of the area”

SITE ANALYSIS

2

SITE ANALYSIS

2.0.1 Site Features

The site is located to the north of Holt Road, within the urban area of Wrexham. The site measures approximately 3.27ha and is broadly rectangular in shape and relatively flat.

The site is bounded to the north and east by the rear gardens of Denbigh Close, Monmouth Gardens and Goulborne Avenue. The southern boundary is defined by Holt Road and the rear gardens of Langford Close and the western boundary is defined by Dean Road Family Centre and residential development along Dean Road. Current pedestrian access into the site is taken from the access into Dean Road Family Centre.

There are existing trees, hedgerows and vegetation along the boundaries of the site creating a buffer between the proposed development and existing properties.



PROPOSED SITE ACCESS LOCATION



PROPERTIES BACKING ON TO THE NORTHERN BOUNDARY



LOOKING WEST ALONG THE SOUTHERN BOUNDARY



LOOKING NORTH



Figure 5 - Photograph location plan

Figure 4 - Existing site conditions

SITE ANALYSIS

2.0.2 Local amenities & accessibility

The site is located to the north-east of Wrexham City Centre. The site is well connected to the local road network via the A534 – Wrexham Road, with connections to the A41, A5156 and A483, linking the site to Chester and the wider highway network.

The site is located on Holt Road, a primary route from the A534 into Wrexham City Centre. Wrexham City Centre is orbited by a ring road. The A483 is Wrexham's principle route, which is easily accessible from the site via the A5156. The A483 provides connections with major roads including the A55 (The North Wales Express Way/Gwibffordd Gogledd Cymru) which links the site with Chester and A55, A41, A49, M53, M56 & M6 which provides links from Holt Road to Holyhead, Liverpool, Greater Manchester the Midlands and beyond.

Wrexham boasts North Wales' largest bus station, serving local, regional and long-distance bus services. The bus station is served by various bus companies, including Arriva Buses Wales and Stagecoach. Routes are available to Edinburgh via Manchester, Bradford and Leeds, and London via Telford and Birmingham.

Immediate bus stops located on Holt Road provide connections to Wrexham Bus Station, Llangollen and multiple stops along these routes.

Wrexham has three railway stations, Wrexham General, Wrexham Central and Gwersyllt. Wrexham General is on both the Shrewsbury-Chester Line, which runs from Shrewsbury to Chester with stops at Gobowen, Chirk and Ruabon and the Borderlands Line, which has 15 stations, including Shotton, Bidston, Hawarden and Caergwrle, both served by Transport for Wales. Gwersyllt is an unstaffed station to the north of Wrexham central on the Borderlands Line.

Wrexham provides facilities and amenities including retail parks, medical facilities, education, shopping centres and entertainment facilities. These facilities are all easily accessible sustainable forms of transport including cycling and walking.

Wrexham City Centre is located approximately 1.5 miles from the site,

and can be easily accessed on foot, bike, bus and car.

Wrexham is home to Wrexham AFC, the oldest football club in Wales and Wrexham RFC, a rugby union team. Wrexham is also home to Wrexham Amateur Athletics, North Wales Crusaders, a rugby league team, Wrexham Gyndwr Hockey Club, North Wales Regional Tennis Centre and Wrexham Lawn Tennis Association. Wrexham has 4 golf courses, Moss Valley Golf Club, Plassey Golf Club, Wrexham Golf Club and Clays Farm Golf Club, as well as 7 leisure centres; Chirk, Clywedog, Darland, Gwyn Evans(Gwersyllt), Plas Madoc, Queensway and Waterworld, which offer activities including swimming, aerobics, climbing walls and yoga.

Wrexham has three parks, Bellevue Park, Acton Park and the parkland at Erddig, as well as a green area within the city centre called Llywn Isaf. Wrexham County Borough Council is home to 37 parks and green spaces. Erddig Park is approximately 3 miles south of the site and is home to Erddig Hall, a National Trust venue.

The layout encourages both new and existing residents to use public transport through the new and enhanced connections to the existing footways surrounding the site and therefore the existing bus stops.



Wrexham Train Station



Erlas Victorian Walled Garden

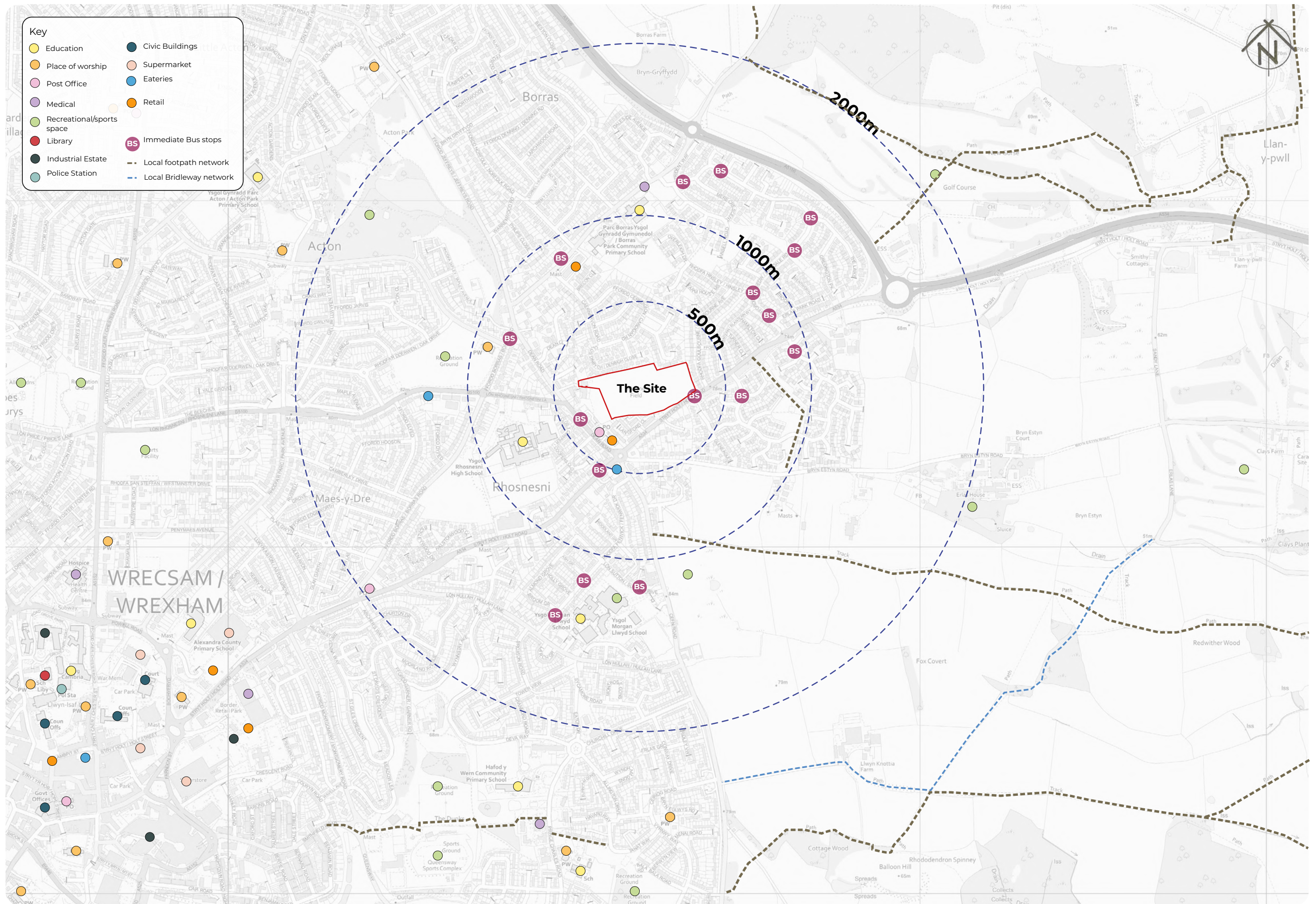


Figure 6 - Local Amenities Plan

SITE ANALYSIS

2.0.3 Character and Placemaking

To inform the Reserved Matters Planning Application proposals and establish the key design principles, a detailed study of the local context has been undertaken. The local area presents properties of a mixture of sizes, property types and character that contribute to the local context of the surrounding site area.

This application proposes an inclusive residential development, which will be sympathetic to the traditional vernacular of the surrounding area which is predominately residential.

The existing urban grain is characterised by a range of residential houses with local facilities such as schools that serve the residential properties integrated within these areas. The grain of existing and proposed development is and will be characterised by a mix of low-rise residential dwellings consisting of 1 & 2 bedroomed apartments up to 2 storey and 3,4-bedroom 2 & 2.5 storey houses, the mix consists of detached and semi- detached and mews style properties providing a street scene of modern and sympathetic architectural styles.

The existing residential development areas show a range of architectural detailing including red brick and grey roofs, render and some stone and Tudor boarding, with chimneys and integral garages. Windows and fascia's are a combination of white and dark colours. Steep roof pitches and brick detailing feature, as well as upfront parking.



Figure 7 - Local design ques

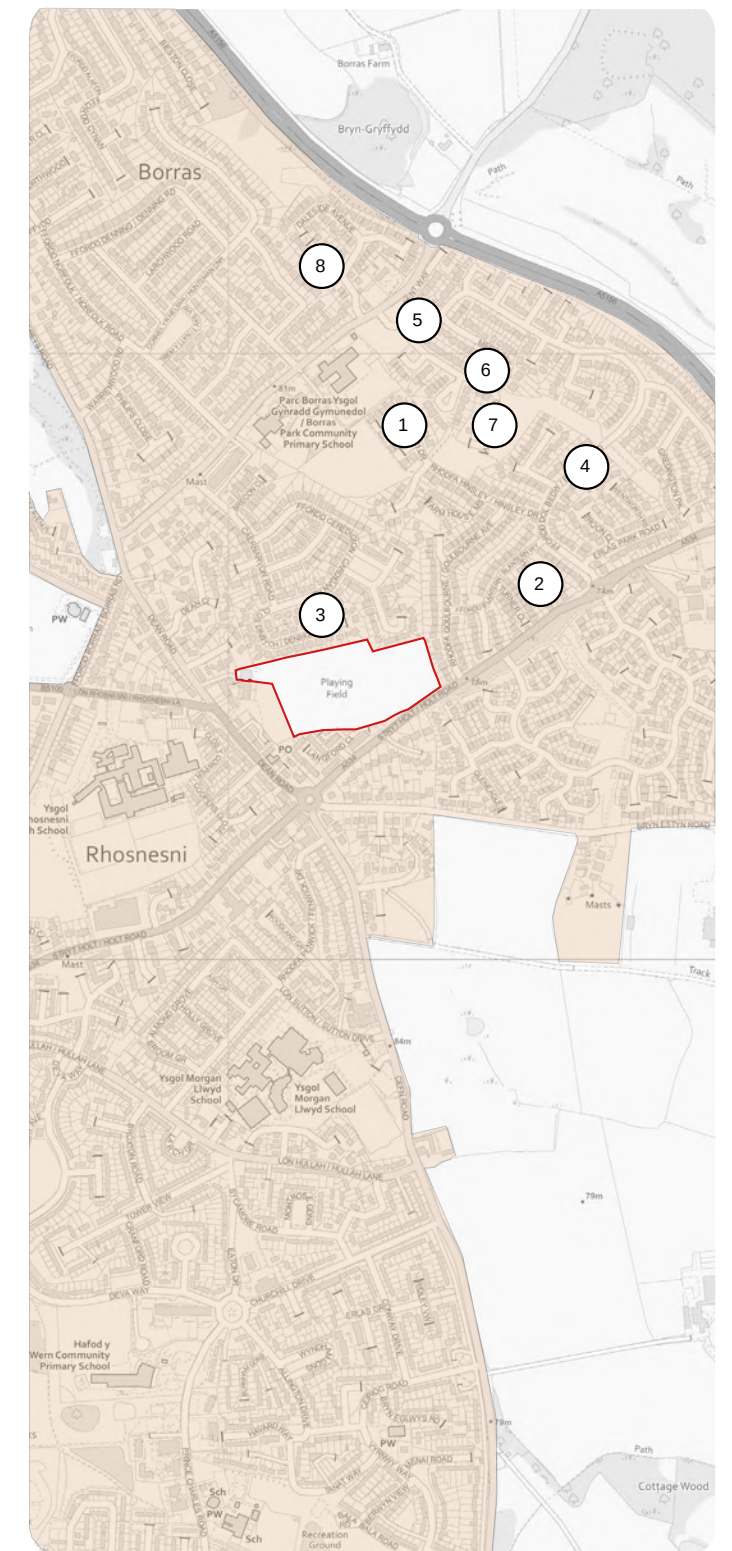


Figure 8 - Local design ques location plan



SETTING THE SCENE

3

SETTING THE SCENE



3.0.1 Local Planning Policies

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Planning Policy Wales, Wrexham Unitary Development Plan, Technical Advice Notes and Local Planning Guidance.

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Key

- Application Boundary
- Existing Trees
- Proposed Access
- Existing Sewer
- Existing Foul Sewer
- Land to be Transferred to LPA
- Proposed Development Area

Figure 14 - Constraints Plan

DESIGN PROPOSALS

4

