

PROPOSED RESIDENTIAL DEVELOPMENT OF 4No. DWELLINGS AT
LAND OFF MAIN STREET, BETTISFIELD, SY13 2LJ

DESIGN AND ACCESS STATEMENT

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1. Introduction

This Design Statement has been prepared on behalf of the applicant to accompany their planning application for a new residential development comprising four detached 5-bedroom dwellings with associated access and parking.

2. Site Location

The site is located centrally within the village of Bettisfield which is separated from the Village Hall to the North by the Llangollen branch of the Shropshire Union Canal. It is within the development boundary of Bettisfield as mapped in the Wrexham Unitary Development Plan.

Bettisfield is approximately 15 miles South-East of Wrexham, 27 miles South of Chester and 15 miles North-East of Oswestry. A small village, it comprises approximately 150 dwellings. The main landmarks are St John the Baptist Church and Bettisfield Windmill.

The 'L' shaped site which runs predominantly North-West to South-East is partially concealed by existing hedgerows and dwellings adjacent the two main roads through the village, namely Main Street and Cadney Lane. The most recent of these comprise 4no. townhouses which were constructed following demolition of the former Nags Head public house, which formed part of the site; approved by the local authority on 14th February 2011, ref: P/2009/0971.

The vacant site is self-sustained with little, or no maintenance undertaken. The site is substantially flat, with changes in level along the boundaries varying between +/- 0.5m, although previous groundworks on the site have created four "rows" of raised earth mounds, varying 1-1.5m in height. Any fall appears to be generally from the South-West boundary to the North-East boundary, i.e. from Main Street to Cadney Lane.

Vehicular and pedestrian access is afforded by an existing entrance road off Main Street, constructed as part of the 4no. townhouse development.

In recent years, the site has seen partial flooding following times of extreme rainfall. This has been assisted by the various blocked culverts which exist in the vicinity of the site, especially on the North-East boundary, adjacent Cadney Lane.

3. Proposed Development

The new development includes four detached 5-bedroom dwellings with gardens and associated parking, via an existing access from Main Street.

The junction of Main Street with the existing access road is to be upgraded as part of the proposal following detailed consultation with the local highways department. This continues as a shared walkway/access road throughout the site, providing safe access to each dwelling plot.

A Hydraulic Modelling Report has been prepared which analyses the flood risk of the site for both fluvial and pluvial flooding. This illustrates that part of the site is suitable for development, subject to the recommended installation of a flood relief box culvert and creation of a small ditch along the South boundaries to convey any future flood flows around the site.

All of these have been incorporated into the proposal which addresses several of the concerns previously raised by the local planning authority.

Bettisfield is formed of two storey dwellings with bungalows interspersed throughout the village. The appearances are a mixture of traditional brickwork and rendered properties, some which combine both finishes with several modern replicas of tudor style buildings. It is therefore fair to say there is not one vernacular associated with the area.

Consequently, the development includes four individually designed homes utilising materials used abundantly throughout the village in both traditional and contemporary methods, adding to the mixed aesthetics and integrating the site within the village.

They include two brick faced dwellings and two timber clad homes, all of different layouts and footprints, providing increased diversity in Bettisfield, which already includes a number of small, terraced dwellings along Main Street (opposite the site entrance) and several larger detached homes to the North and East of the site.

The proposed mixture of traditional and modern designed homes are widely spaced; reflective of neighbouring developments accessed off Cadney Lane, in respect of density and scale and equates to 22% of the total owned site area used, which also includes the roadside verges, front and rear gardens.



Figure 1. Proposed plan illustrating density of new site compared with existing developments.

Parking facilities are similarly mixed, with two dwellings incorporating covered spaces, while the remaining two plots include free-standing covered spaces, independent of the buildings, again reflecting similar provisions throughout the village.

Each property will have level thresholds at external doorways, with ramped approaches ensuring future flexibility and accessibility for both ambulant disabled and wheelchair users.

The dwelling layouts have been designed using simple solar principles with the most widely used rooms located on the South facing aspects, where possible, with larger windows, maximising solar gains. These gains combined with high levels of insulation and potential recycling water facilities (e.g. rainwater can be collected, stored and re-used) will result in improved sustainable buildings, which reduces their carbon footprint below that of a similar house type.

Furthermore, there are opportunities for including renewable technologies within the building, improving efficiency and future maintenance, such as solar panels, heat recovery systems, etc. All new timber used, both internally and externally, will be obtained from sustainable sources.

Communal external areas are simply landscaped with a few trees along the shared walkway/access road and grassland, with boundaries comprising low level post and four rail timber fences, hedgerows and 1.8m high timber fences, all of which reflect the types of boundaries visible throughout the village.

In summary, the proposal includes design aspects which reflect the existing scale, design and layout and accords with the character of the Bettisfield area and in doing so, along with having no detrimental impact upon local wildlife or neighbouring properties, complies with Policy GDP1 of the Wrexham UDP.