

DESIGN & ACCESS STATEMENT

Rev P2 – November 2021

DERWENT CRESCENT-SITE 2
ACTON
WREXHAM

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1.0 INTRODUCTION

1.01 This Design & Access Statement has been prepared to accompany a Planning Application for the redevelopment of a partially used parking area on Derwent Crescent, Acton. The proposal is for the construction of 1no detached dwelling, together with parking and associated landscape works.

1.02 The proposed scheme would provide one accessible and adaptable four bed, two storey detached dwelling. 3no parking spaces will be provided for the house. Waste storage is provided for the dwelling.

1.03 In addition, the following documents will be provided in support of the planning application and will be referenced in this document:

- Preliminary Ecology Appraisal, Marches Ecology, July 2021
- Arboricultural Report, Sylvan Resources, July 2021
- Flood Risk Review and Drainage Strategy, October 2021

1.01 This design and access statement is prepared following guidance in the following documents:

Welsh Assembly Government Technical Advice Notes:

- WHQS & DQS
- Lifetimes Homes Standards
- Secure by Design Gold
- Adhere to LPG Note 30 (Tan 12)
- Beautiful Homes and Spaces

1.02 Planning consultation has been undertaken and the following recommendations have been advised:

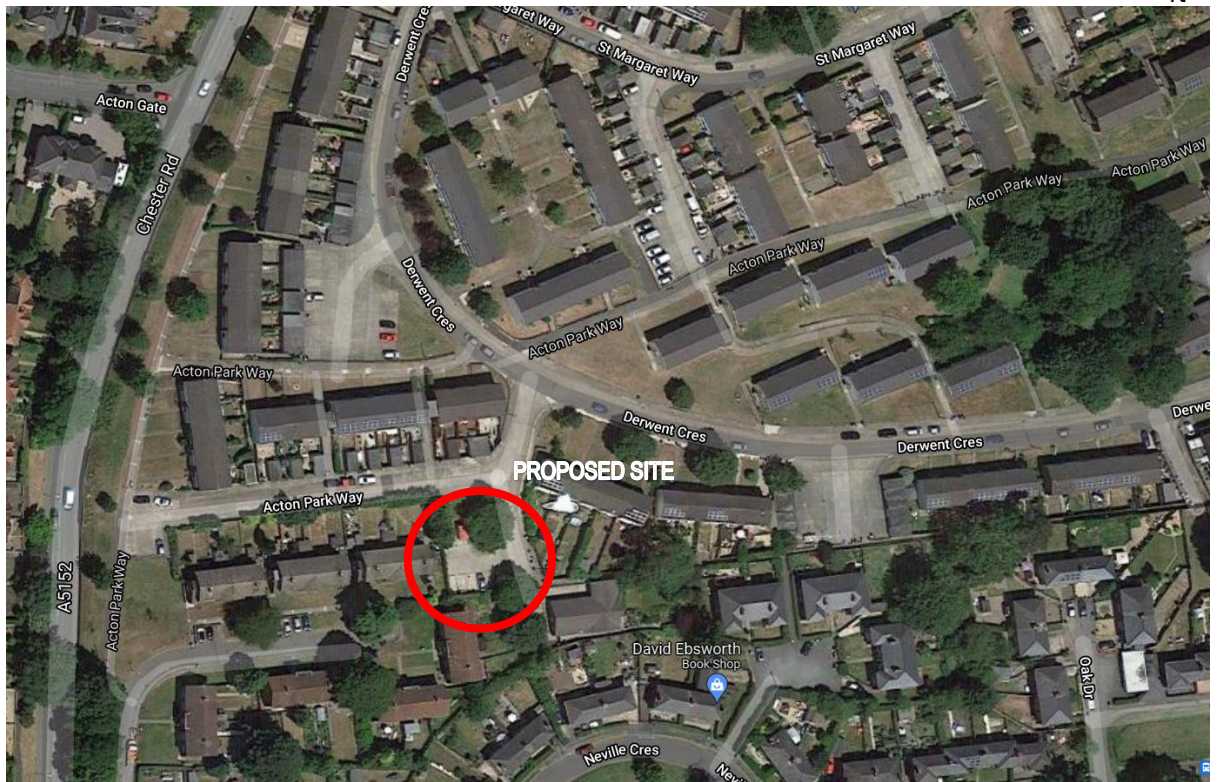
- The new dwelling should not introduce significant additional overlooking. The internal layout of the dwellings should also be designed to take account of the site and its constraints.
- The new dwelling to the plot should be dual aspect to ensure that privacy to existing occupiers is not compromised by the new development.
- Subject to provision of suitable alternative garages there would be no objection in principle to residential development of the site.
- Consider the impact of any development on existing trees.

2.0 SITE CONTEXT & CHARACTER

2.01 The site sits within a medium density housing estate north of Wrexham Town Centre. Derwent Crescent primary access is from Chester Road, A5152.

2.02 The application site is identified in the aerial image provided and measures approximately 0.078 hectares or 780m².

Figure 2.1



2.03 Acton Park Primary School and Rhosnesni High School are in close proximity to the site with public open space provided at the nearby Acton Park .

2.04 An arboricultural survey was undertaken in July 2021 due to there being a number of shrubs and trees adjacent to the application site, on land in the Authority's ownership. The survey categorised the importance of each tree and the full detailed arboricultural survey has been submitted with this application. Whilst all are relatively low B2 or C2 it is proposed to retain a number of these trees and develop the site around root protection areas.

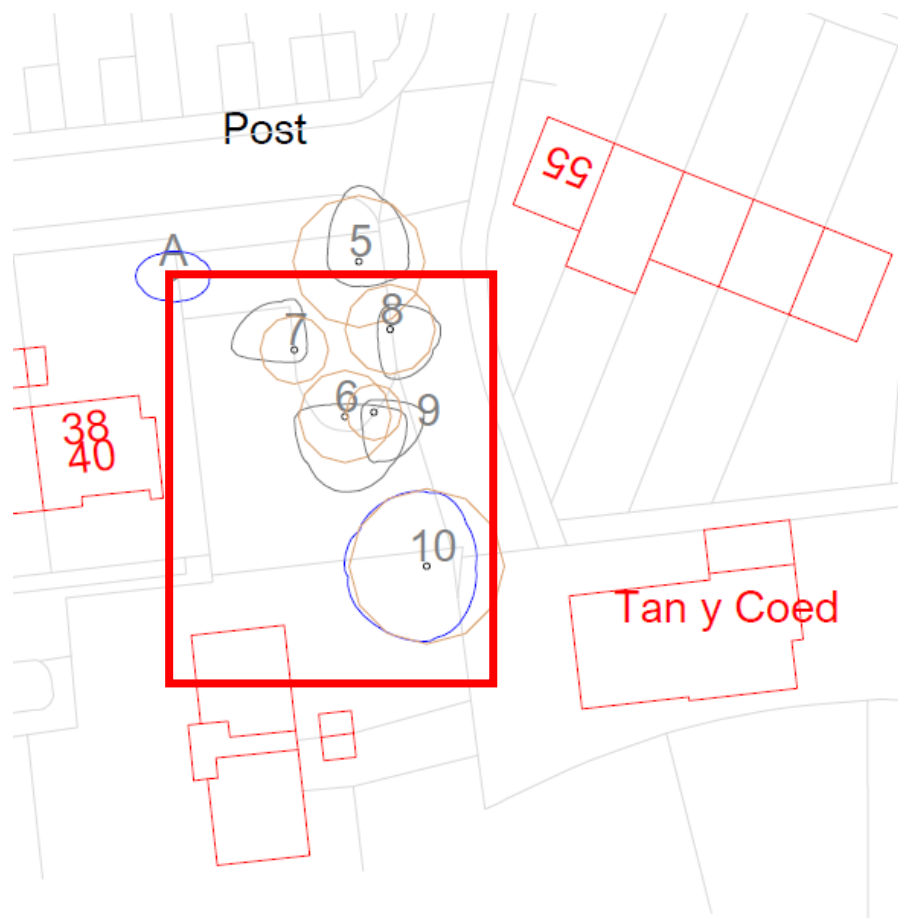


Figure 3.1

2.05 Ecology - A Preliminary Ecology Appraisal was also undertaken on the site in July 2021. The full detailed survey has been included within this application, but in summary, concludes the existing site is of limited value to wildlife, with the proposed works having limited impact.

2.06 Character - The site is located around mid-point along Derwent Crescent where this part of Acton has a medium dense urban form and character, created by the following:

- Cohesive architecture in terms of scale, massing and materials
- Facing brick with horizontal white boarded cladding between upper and lower storey strip windows.
- A moderate to low townscape value



View of plot from junction with Acton Park Way
(Prefabricated garages on the site have previously been demolished)



View of plot from Derwent
(Prefabricated garages on the site have previously been demolished)

3.0 THE PROPOSED DEVELOPMENT

- 3.01** The proposed development relates to the erection of a single detached dwelling. The property will provide long term housing for residents of Wrexham and will be used for family occupation, in line with WCBC's allocations policy. To meet Welsh Governments targets these properties need to be EPC rating A.
- 3.02** The development incorporates the existing vehicular access to the parking area and will include amenity planting and grass to suit low maintenance residential occupancy and including 3no parking spaces.
- 3.03** An Arboricultural Survey has been undertaken, with low quality trees/shrubs on land adjacent to the development site. Where possible these will be retained with root protection areas observed for those trees retained.
- 3.04** The layout of the new dwelling, and openings into habitable rooms, has been carefully considered to ensure there is no loss of privacy to existing adjacent dwellings and that space separation standards are observed.
- 3.05** The proposed dwelling would be laid over two-storeys in a traditional arrangement providing four bedrooms at first floor level.

4.0 MAIN CONSIDERATIONS

PRINCIPAL OF DEVELOPMENT

- 4.01** The development proposed will make better use of little used parking areas or garages and will provide much needed family accommodation
- 4.02** Garage tenants will be offered alternative garages elsewhere in Derwent Crescent, or nearby. The Authority will also be rolling out 'on plot' parking to Council tenants where possible within Acton over the next few years. As part of the Derwent Crescent development it may be possible to advance on-plot parking at certain addresses.
- 4.03** The design team have taken on board the comments made in the planning consultation and in turn investigated the options however, had to retain to the original layouts due to the reasonings below:
- Windows to habitable rooms are located in elevations where over-looking of adjacent dwellings will be avoided.
 - The position of the new dwelling on site achieves minimum spatial separation.
 - Alternative parking provision will be offered to those garage tenants affected.
 - Existing trees will be retained and protected where possible.

VISUAL AMENITY

- 4.04** Comprising a pitched concrete tiled roof above facing brick elevations and including feature brick detailing the elevations creating a strong, traditional aesthetic. The scheme has been subject to early consultation and has been well received, with the client team happy with the design.
- 4.05** The site is located within a moderate townscape value housing estate. As such, it was important to respect the character, appearance, height and scale of the area while ensuring the new development enhanced its surroundings. The new development achieves this through materials selected, but also distinguishes itself from the surroundings.

SUSTAINABILITY

4.06 The intent of the new design is to deliver a new building that is as sustainable as possible within the limits of the project scope and available budget. At this stage in the project we have proposed the following key principles which will be driven through delivery of the project:

- Active Measures to Minimise Energy Consumption
 - Incorporate energy efficient lighting.
- Materials
 - Local materials / low embodied energy. We would aim to use materials that are as local as possible and to select materials with low embodied energy contents wherever possible.
 - Responsible sourcing of materials. We will avoid using irresponsibly sourced materials or materials which create large amounts of waste.
- Drainage
 - It is proposed that a sustainable surface water drainage system will be provided and subject to a separate SABs application. Permeable paving is to be provided to areas identified in the Flood Risk Review and Drainage Strategy. This will be dependent on the suitability of the substrate for infiltration.

5.0 CONCLUSION

5.01 This Design and Access Statement, scheme drawings and supporting documents demonstrate how current guidance and planning policies have been considered in the design of the new dwelling to provide a solution that will be of positive benefit to the community and will not have an unacceptable effect on the character and appearance of the site.