



Wisteria Court

Design and Access Statement
September 2022

Document Details

Job Title	Wisteria Court
Document Title	Design and Access Statement
Document Code	-
Revision	-
Issue Date	21 September 2022
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Document Issued to	Wrexham County Borough Council Planning Authority
Document Sign Off	
Stage of sign off	Stage 3
Date of sign off	20.09.2022
Client name	Wrexham County Borough Council

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1.0 INTRODUCTION

1.1 Background

The Design and Access Statement has been compiled by EWA for Wrexham County Borough Council in support of a full planning application for the remodel and refurbishment of an existing sheltered housing scheme to provide independent living apartments.

The site is Wisteria Court, Wrexham, LL11 2AJ

This document is to be read in conjunction with the associated planning documents and drawings to show the proposed remodel which this statement supports.

Wrexham County Borough Council, identified a need for the improvement of their existing sheltered housing stock and Wisteria Court is one building within a series of upgrades within the Wrexham area.

1.2 Project Team

Architect:
Ellis Williams

Landscape Architect:
Ellis Williams

Structural and Civil Engineer:
Caulmert

Mechanical and Electrical Engineer:
Davies Partnership

Cost Consultant:
Keelagher Okey Klein

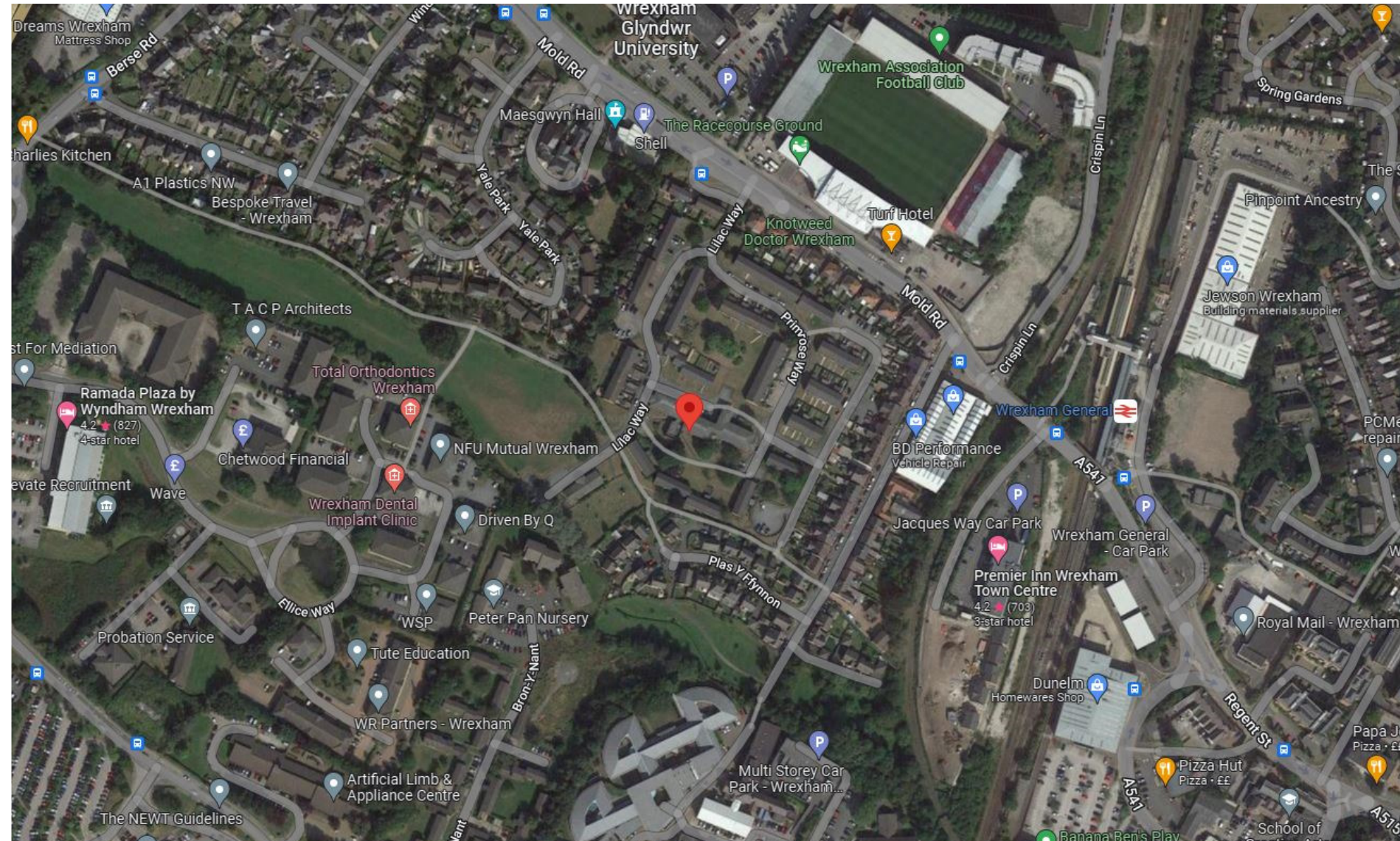
Principle Designer:
Keelagher Okey Klein

1.2 Site Location

Wisteria Court is located close to Wrexham town centre, with both the hospital and university nearby.

The main shopping centre is located within walking distance and there are bus stops at the top of the road which travel into town and the wider Wrexham area. Wrexham General Train Station is within a 10-minute walk, offering excellent connectivity to the national network.

The scheme itself is set within a small housing estate. The estate is broken up with shared green spaces. Overall, the location and amenities this is a suitable location for an Independent Living scheme.



2.0 CLIENT BRIEF

2.1 Client Design Brief

Wisteria Court is an existing sheltered housing scheme built in the early 1980's. The property currently offers 26no. apartments as a mixture of one bedroom apartments and studio flats with two, two-bedroom apartments.

There is a communal room for the residents to share and office space for the staff.

The external area is limited mainly grass, with a tarmac area from the public footpath to the entrance. Parking is adjacent to the secondary entrance

The client has requested the building to be refurbished and remodelled to provide accommodation that meets current building standards and design principles that are good practice to provide accessibility for all and for people Who may develop dementia and a reduction in their senses and mobility due to the aging process.

The client has requested the refurbishment captures the opportunity to change the communities perception of sheltered housing and provide a contemporary, quality independent living scheme.

Wisteria Court will provide accommodation for 26 apartments. 24no. 1 bedroom apartments and 2no. 2 bedroom apartments. A new reception area with offices adjacent will be provided at the main entrance, with enhanced Communal facilities and access to all areas of the external space. A stand-alone mobility store and sprinkler tank store will be provided to the rear of the building And electric charging points to the proposed car park area.

3.0 EXISTING INFORMATION

3.1 Existing Site Plan

Referencing the red line boundary of the land registry, Wisteria Court sits on a very tight site.

There are open green spaces at the front and side of the building but although these are owned by the council, they are not part of the scheme and are shared with the neighbouring houses.

The land adjacent to the building is sloped on the southern side making it difficult to use as amenity space by people with limited mobility.

There is a sub station to the northern elevation of the building and adjacent to this is the car parking area with 6no spaces, one of which is an accessible parking space.



3.2 Existing Site Context

Residential properties dominate the surrounding area are varying scales, but primarily two storey terrace houses, with bungalows to the north of the building which are related to the scheme.

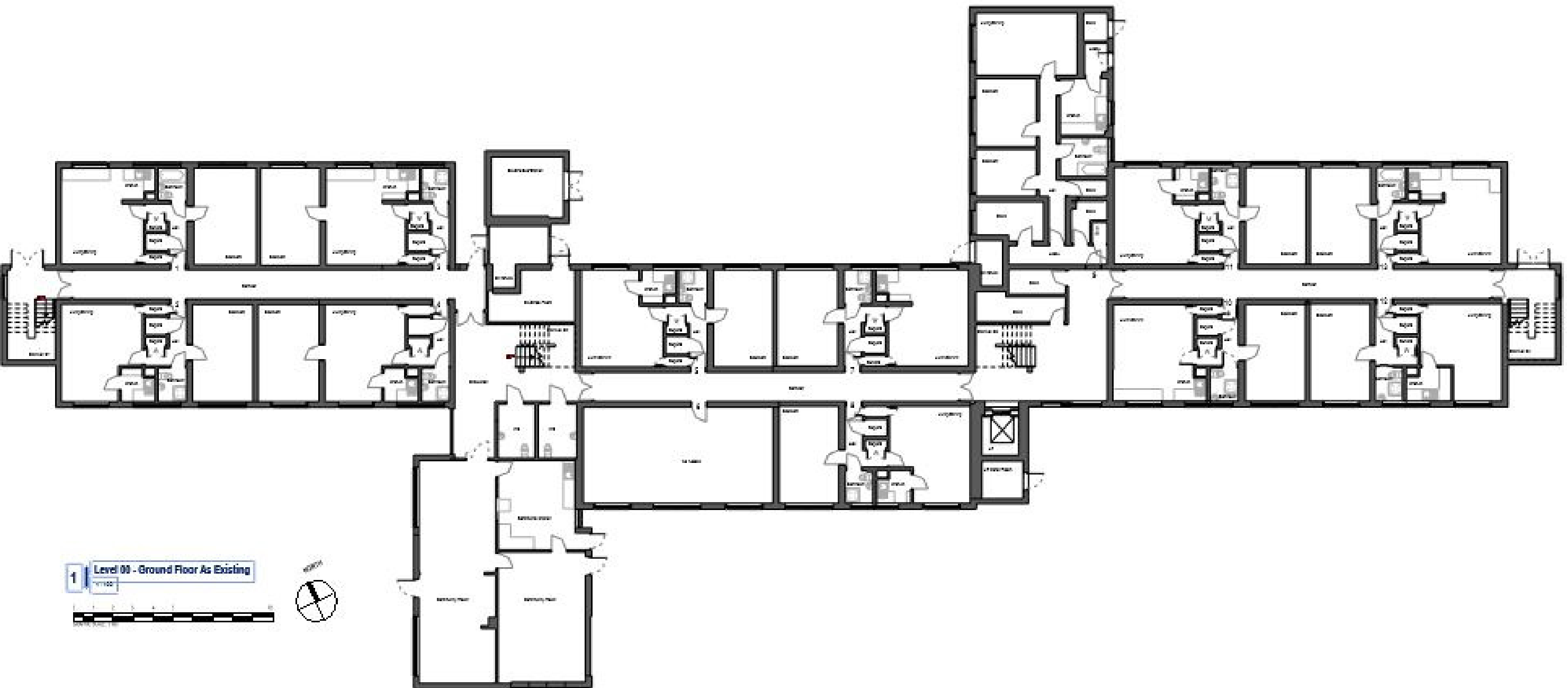
The dark red brick and similarly coloured hung tiles gives the existing building a dark heavy appearance and this similarity in colours gives the elevation quite a large mass. This is further accentuated by the domineering dark wooden fencing to three sides of the first floor communal roof terrace.

The building materials are darker than the surrounding houses on the estate, which tend to be a lighter brick interspersed with white coloured cladding.

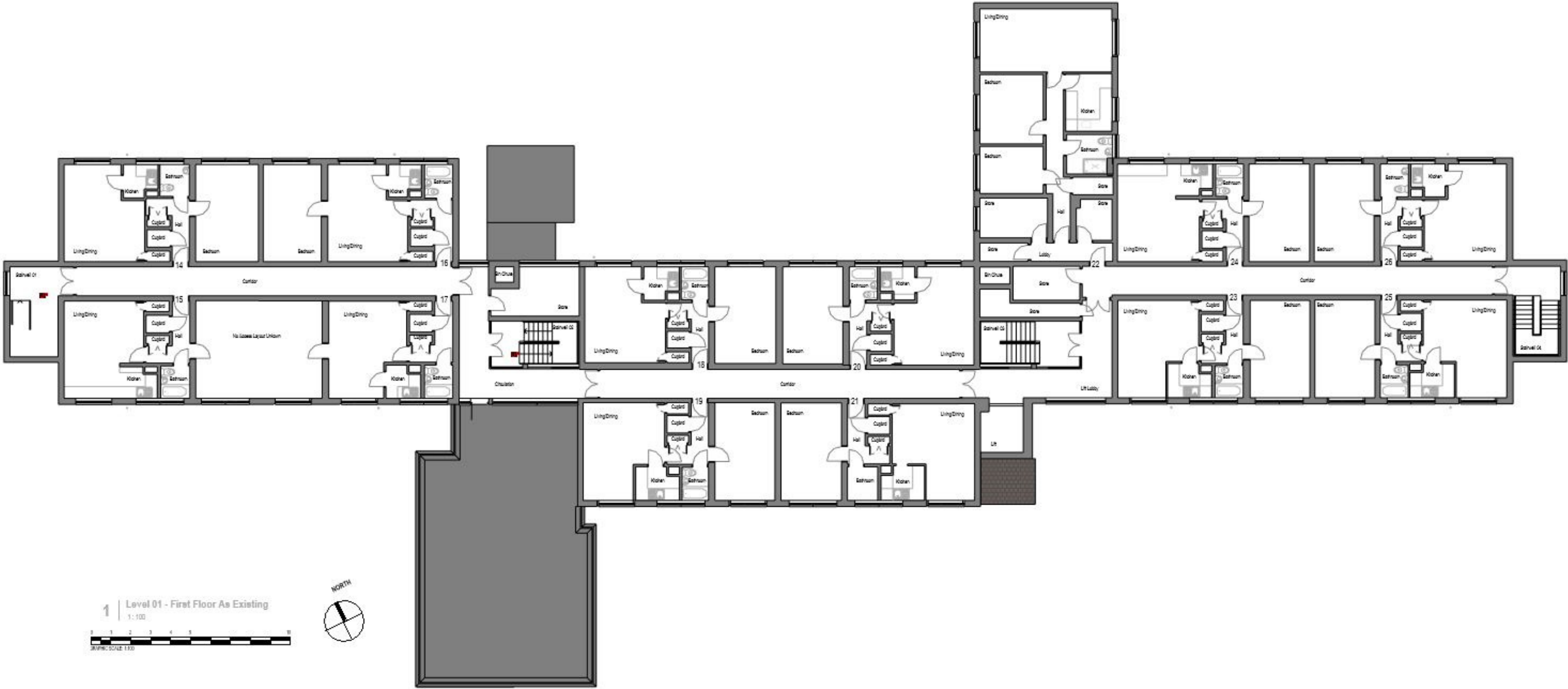
The new houses to the south are a mixture of red and buff brick.



3.3 Existing Ground Floor Plan



3.4 Existing First Floor Plan



3.5 Existing Elevations



1 | West Elevation A - As Existing
N 100



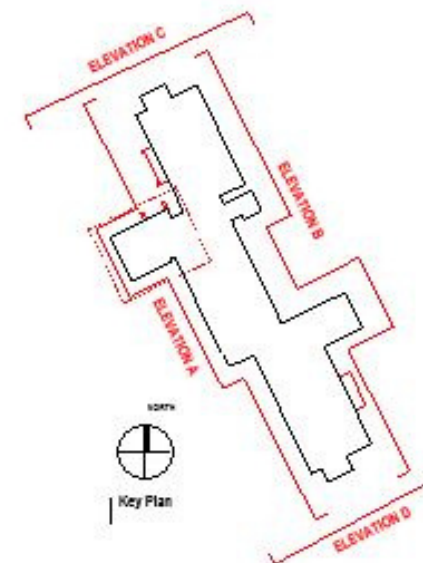
2 | North Elevation A As Existing



3 | North Elevation C- As Existing



4 | South Elevation D - As Existing
H-100



elliswilliams

Project Number: 2738
Project Name: Windsor Court

Donating Station: 171 Cooking
Donating Item: 2758 Pkg, W8 77 M A 00610
Donating Name: Kinoshita Sa Fumiko
Date: 27032017 Recv: PO
Donor By: J4 Extn: As Indicated

Wellfield Corden Road, Friesen Brook, WA7 3BA
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4.0 DESIGN PROPOSALS

4.1 Design Philosophy

The proposals have been designed to provide a 'Home for Life' where Generations and communities can come together to support families to live well. Designing contemporary internal spaces that fully support all peoples Needs irrespective of age.

The design meets with:
Lifetime Homes
Dementia Design Principles
Happi Principles
Equality Act

The entrance area has been remodelled to provide a foyer and reception area with staff offices. This provides a welcoming entrance, with a place to sit and enabling more accessibility to staff for the residents.

The communal living room has been provided with an accessible communal kitchen to encourage residents to use the facilities and enjoy social gatherings with each other, their families and the wider community.

Larger windows and more accessibility from the communal areas to the external gardens has been provided, to encourage residents to engage in outdoor pursuits.

In order, for all apartments to be wheelchair accessible, the floor area has been re-configured to provide rooms with wheelchair turning space areas and 8no apartments have increased floor area by incorporating new bays

Kitchens are direct from the living area to provide ease of movement from one space to the other.

Wet rooms have been sited to provide both access from the hall and the bedroom.

The storage has been increased in size and is a series of stores within the apartment to ensure it is more accessible.

The windows have been enlarged, with low cill heights and high head heights, allowing extended vision to the outside, when seated, in bed or standing and providing more natural light to the rooms.

The external areas have been upgraded to provide level access throughout, with resin bound gravel pathways around the extent of the building.

The level pathways around the building also provide access to communal gardens, parking, bin stores and mobility scooter stores

To ensure the building is future-proofed the design provides:

- High speed wi-fi
 - Telecare provision
 - Door entry system
 - Fire alarm system
 - Sprinkler system
 - Complete re-wire
 - Photovoltaics
 - Air Source Heat Pumps
 - Building fabric upgrade. Increased insulation to lower running costs
 - In addition, the buildings will be removed of all asbestos
-
- The designs were developed in conjunction with Wrexham County
 - Borough Council Design and Housing Team, Occupational Therapists and the residents have been included in consultations throughout the process.

4.2 Proposed Site Plan



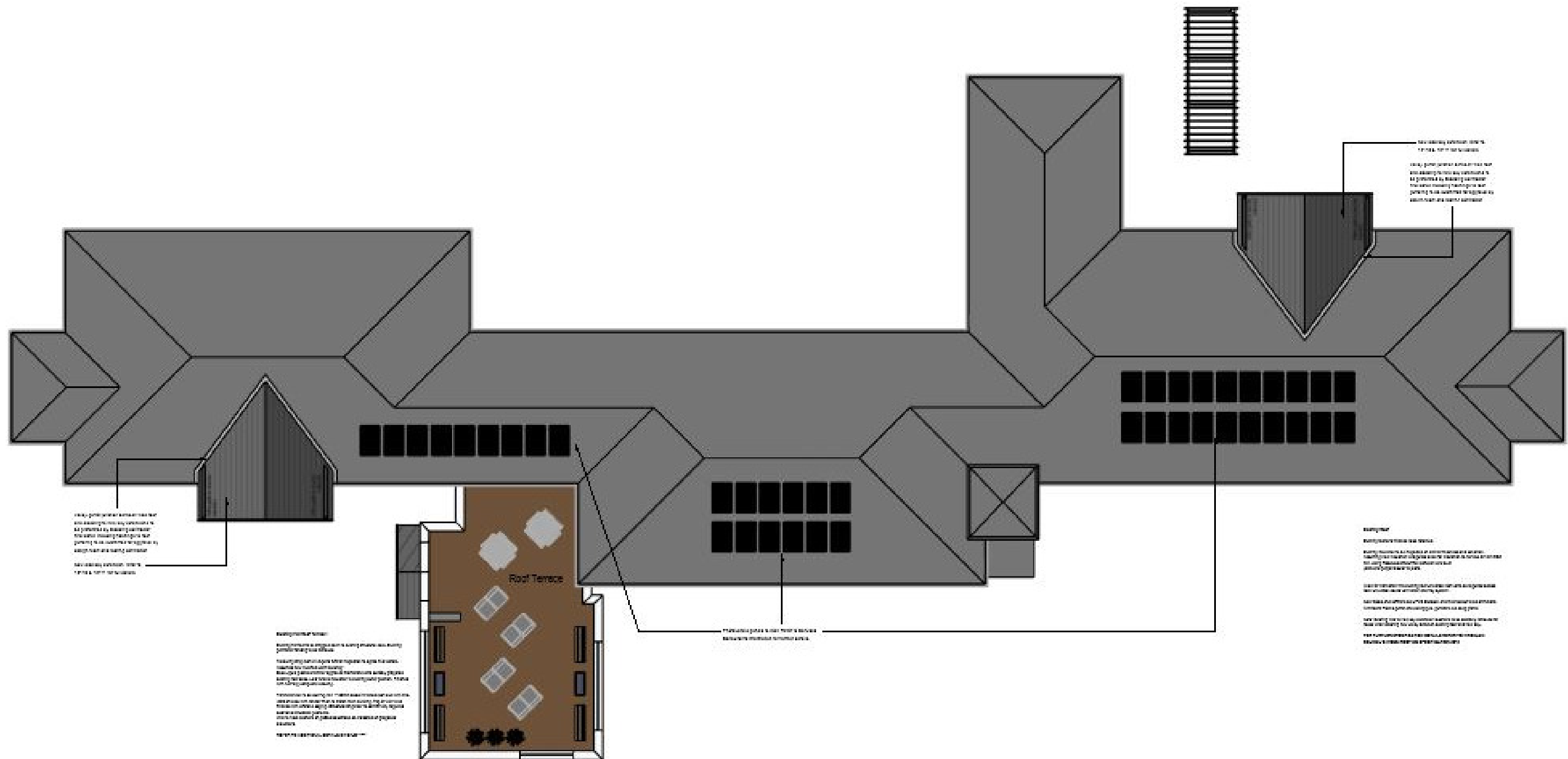
4.3 Proposed Ground Floor Plan



4.4 Proposed First Floor Plan



4.5 Proposed Roof Plan



4.6 Proposed Elevations



4.7 Materiality

- Insulated render panels, chalk cream in colour have been carefully selected to increase the energy efficiency of the building and to transform the building from appearing dated and tired and more in keeping with adjacent building materials
- The cladding panels to the new bays and main entrance will be Tata Steel Colorcoat Urban- Orion Matt providing crisp, clean contemporary lines with a pleasing contrast to the light-coloured render. The bays provide a strong gable element that reflects the main building type in the area.
- The main entrance has been designed with a vertical Accoya timber cladding system, which highlights the entrance area and provides a soft, tactile finish.
- The fenestration is proportioned to provide maximum daylight to the internal spaces and will be triple glazed PVCu anthracite grey frames to compliment the bay cladding panels and contrast with cream render, whilst providing a high level of energy efficiency
- The timber fence panels to the first floor terrace are to be replaced with a raised render parapet and coping with glazed guarding insert panels to enable residents to have views out to the surrounding environment whilst affording them some privacy
- Footpaths will be a coloured resin bound gravel to provide a non-slip, firm base for pedestrians, wheelchair or frame users.
- Mobility Scooter store will be a slatted timber structure with lockable gates.
- The sprinkler tank store and bin store will be a similar structure to the rear of the building



- 01 Render finish above existing brick plinth - Weber chalk scrape finish



- 02 Standing seam steel cladding Tata Urban Orion Matt 305mm wide.



- 03 Replacement windows UPVC anthracite with triple glazing.



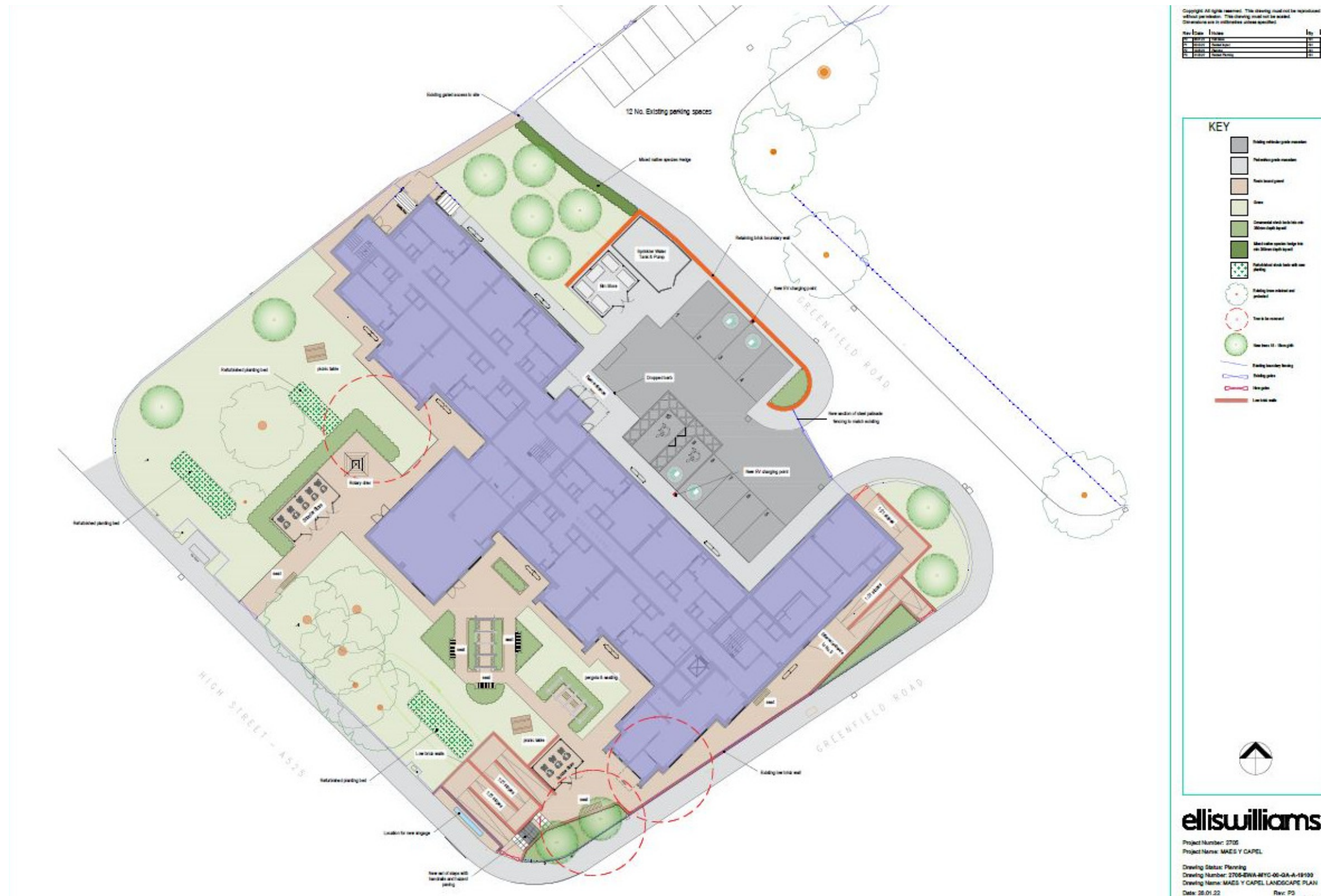
- 04 New main entrance points aluminium system powder coated anthracite.



- 05 Areas of new roof to be concrete tiles best match to existing roofs.

External Finishes

4.8 Proposed Landscape



4.9 Artists Impression of the Front Elevation



4.10 Indicative Internal Visuals



Communal Area 01



Communal Area 02



Apartment Kitchen



Apartment Lounge



Apartment Bedroom



Apartment Wet Room

5.0 Access Design

5.1 Access

Car Parking

- Provision of 6 no. car park spaces within the curtilage of the property.
2 no. reserved specifically for people with disabilities, these are sited within 21 meters of an accessible entrance to the building.
- 1 no. dual charging post for electric cars will be provided. One serving a reserved space

Mobility Scooter Store:

- An external scooter store, with charging facilities has been provided between the main entrance and a secondary entrance with an existing lift it's foyer area

Surfacing:

- All external surfaces are firm and non-slip, the materials consist of coloured resin bound gravel to pathways with colour contrasting and textured surfaces where appropriate.
- Drop kerbs have been incorporated where necessary

Street Furniture:

- Suitable bench seating will be provided at expected resting points at maximum of 50 meter intervals

Pathways

- Pathways are minimum 1.8m wide. Signage will be provided indicating routes from roads, bus stop and car parking to and from entrance areas. Where a change in level occurs, the paths are graded at 1:21 gradient. All dimensions and gradients are indicated on the Proposed Site Plan

Entering the building

- Level access has been provided at all access points to the building.

Ramps

- A new ramp has been provided adjacent to new steps to the main entrance from the public footpath. The ramp provides a more gentle rise than the existing footpath which is very steep.

Steps

- The external steps provided are 1.8 metres wide with a going of 280mm and rise of 170mm. Dimensions have been indicated on the proposed Site Plan
- The nosings to steps both internal and external will be provided with a colour contrast.
- External steps will be provided with tactile paving to indicate the approach of a flight of stairs

5.1 Access Continued

Handrails

- External handrails to the steps are PVC coated located 900mm above the nosing line and extends 450mm beyond the last step.

Doors

- All entrance doors have a clear opening width of 1000mm and all internal doors are 1010mm width door sets providing the min. clear opening of 800mm.
- All doors will be provided with a colour contrasting architrave to enable the door and wall to be easily identifiable.

In the building

- The main entrance has been moved from the alcove area to ensure it is visible to all entering the building and provides some cover with a canopy over
- The lobby area provides further seating and 2 no. toilets, one of which is accessible.
- All circulation corridors will be provided with handrails attached to the wall to aid ambulant disabled people to manoeuvre safely around the building.
- All apartments are wheelchair accessible, and the design meets with HAPPI principles and dementia design principles.
- All communal areas are wheelchair accessible and have a direct link to amenity space at ground floor level providing sitting areas and raised gardening beds.
- At first floor level access to a terrace area over the communal space is provided with a guarding around the perimeter.

Architecture
Masterplanning
Landscape
Interior Design
Visualization
Virtual Reality
Design Advisor
Technical Advisor

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