



Maes Y Capel Coedpoeth

Design and Access Statement
September 2022

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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 Maes Y Capel, Coedpoeth, Wrexham, LL11 3UD

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 Maes Y Capel 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

Maes Y Capel is located in the village of Coedpoeth, situated approximately 3.2 miles west of Wrexham town centre.

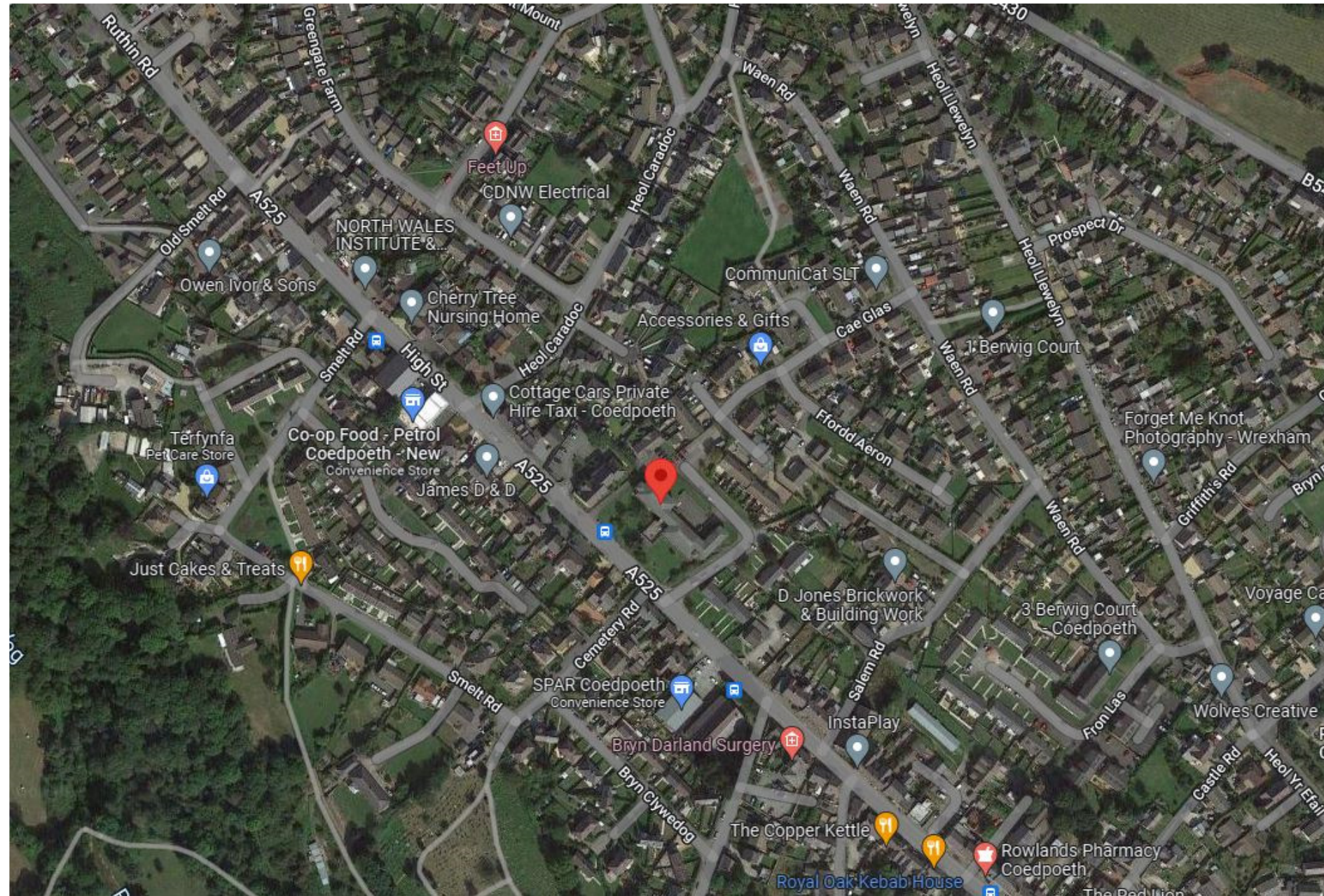
Coedpoeth is a relatively small village located on the A525, which forms a link between Wrexham and Rhyl.

Predominantly made up of a mixture of housing types served by a variety of high street retail and food outlets, Coedpoeth's industrial estate is situated to its north.

The village provides a good number of recreational facilities and a scattering of green open public areas for the residents to use. The area has a rural feel to it and is surrounded by large open agricultural fields.

There is a regular bus service into Wrexham town centre which takes approximately 20 minutes, or 8 minutes by car.

The site sits centrally within Coedpoeth, just off the A525 surrounded by neighbouring residential properties



2.0 CLIENT BRIEF

2.1 Client Design Brief

Maes Y Capel is an existing sheltered housing scheme built in the late 1970's. The property currently offers 22no. apartments as a mixture of one bedroom studio flats and one and two bed apartments. There is a communal room for the residents to share and office space for the staff.

The external area is mainly grass, with a tarmac area from the public footpath to the entrance. Parking is to the rear of the building.

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.

The proposal provides accommodation for 18 no. apartments; 16no. one bedroom and 2no. two bedroom apartments, with enhanced communal facilities and access to all external spaces.

A new reception area with an office will be provided in a new build main entrance Element.

A stand alone bin store and sprinkler tank compound will be provided to the rear of the existing building, with new mobility stores adjacent to the two front entrances and increased parking to the rear with electrical charging points.

3.0 EXISTING INFORMATION

3.1 Existing Site Context

Residential properties dominate the surrounding area of varying scales, but primarily two storey terrace houses and semi-detached residencies with bungalows to the north and east of the building which are related to the scheme. A three storey residential building sits adjacent to the west of the building. Stone, render and brickwork are the main building materials.

The building itself is a mix of orange brickwork with brown hung tiles in vertical panels. The building is set back from the street building line and there is no discernible main entrance to the site or building. The hipped roof is not within keeping with the surrounding context. Gables are more prominent in the area.



3.2 Existing Site Plan

Maes Y Capel is located along High Street and can be approached from either High Street or Greenfield Road.

The site is large and is predominantly green space to the south and hard landscaping to the north.

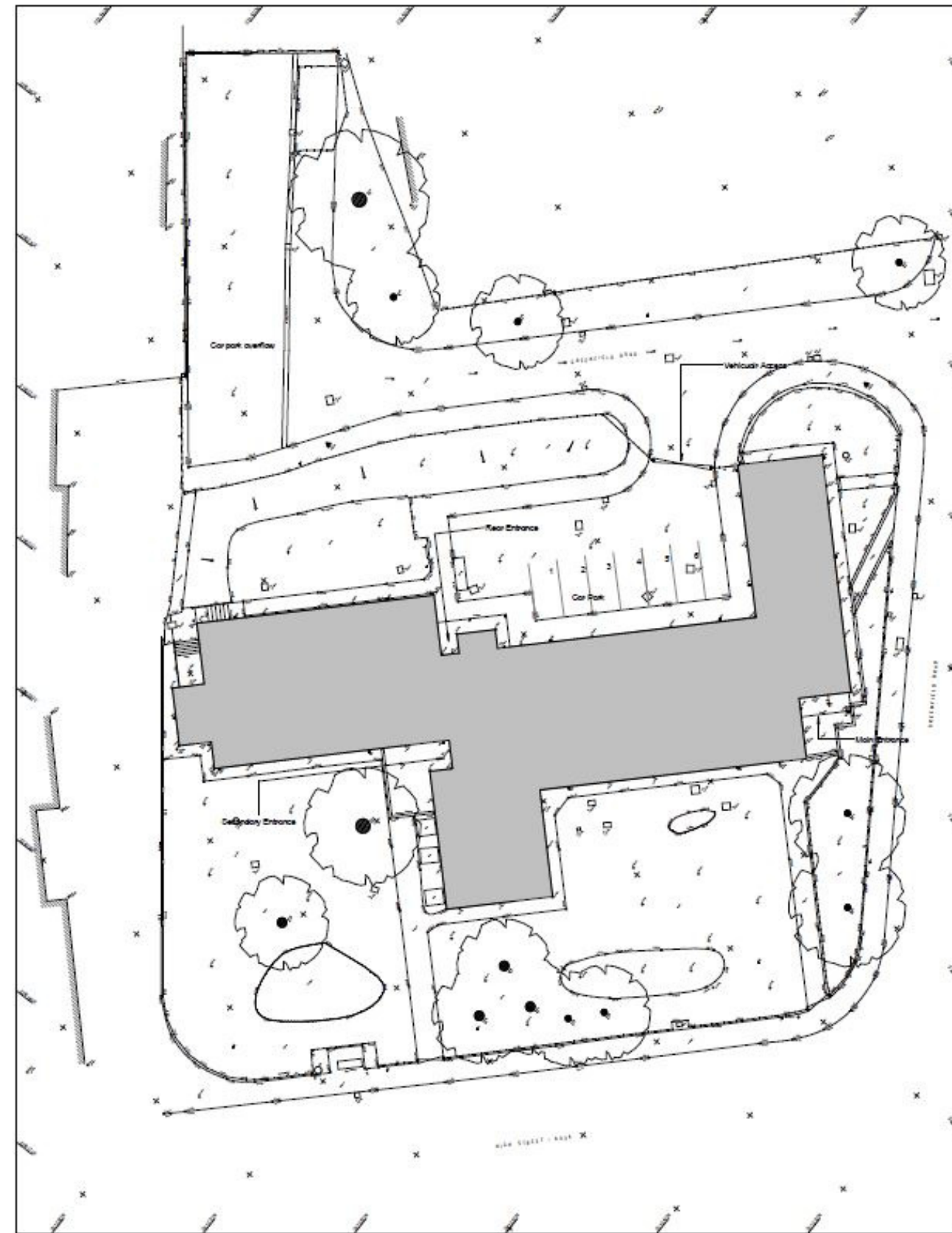
The car park is located to the rear of the building and accessed from Greenfield Road.

The parking area holds 6no. parking bays with 2no. accessible spaces.

There is a significant area of unused land to the north of the site which is used as an overflow car park to the scheme.

The site perimeter is defined by hooped metal railings which helps to delineate footpath traffic.

There is a change in level from the A525 along Greenfield Road to the rear of the site and a retaining wall structure forms part of the boundary, to the site, along this road



3.3 Existing Ground Floor Plan



3.4 Existing First Floor Plan



3.5 Existing Elevations



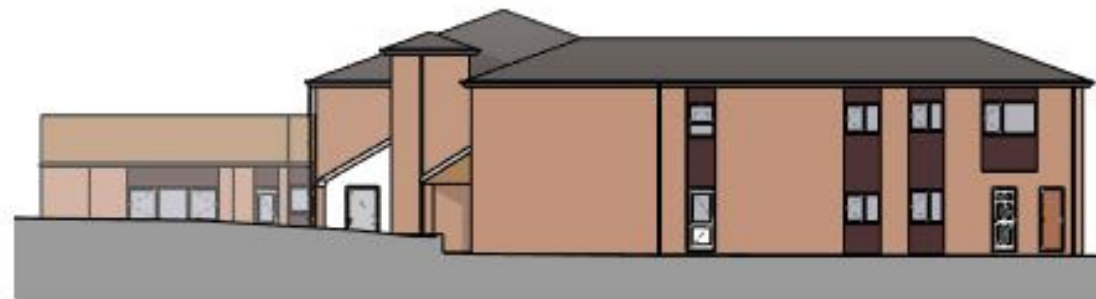
1 | South West Elevation A As Existing



2 | North East Elevation B As Existing



3 | West North Elevation C As Existing



4 | South East Elevation D As Existing



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 increased by either, incorporating new bays or converting 3 existing studio apartments into 2 larger apartments.

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 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



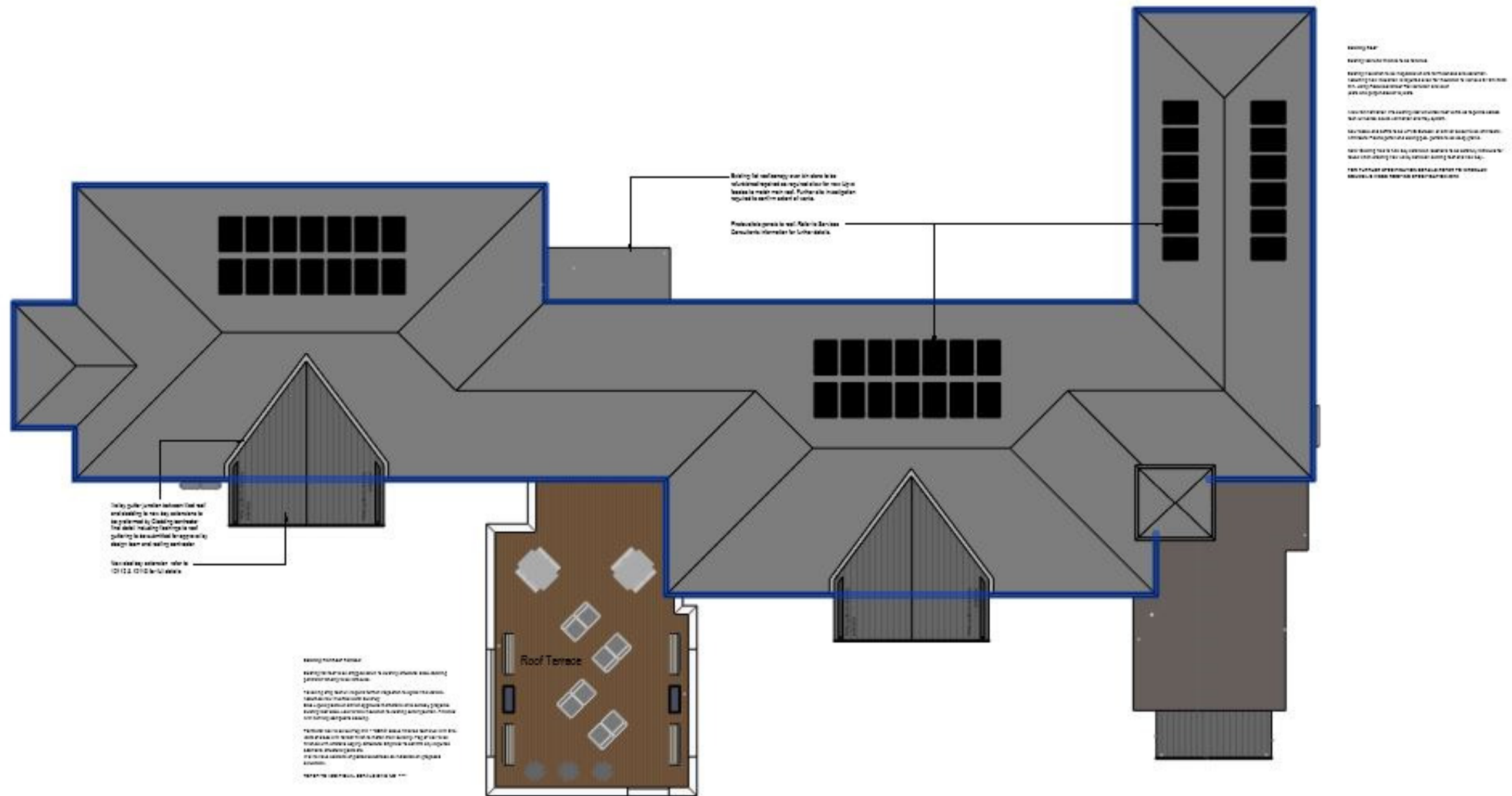
4.3 Proposed Ground Floor Plan



4.4 Proposed First Floor Plan



4.5 Proposed Roof Plan



4.6 Proposed Elevations



1 | South West Elevation A As Proposed
0 - 100

2 | North East Elevation As Proposed
1:1003 | West North Elevation C As Proposed
K-1004 | South East Elevation D As Proposed
10/100

5 | Elevation E New Storage

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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



5.0 Access Design

5.1 Access

Car Parking:

- Provision of 10 no. car park spaces within the curtilage of the property.
2 no. reserved specifically for people with disabilities, these are sited within 20 meters of an accessible entrance to the building.
- 2 no. dual charging posts for electric cars will be provided. One serving the reserved spaces

Mobility Scooter Store

- An external scooter store, with charging facilities has been provided adjacent to the main entrance and a second one adjacent to the communal area and secondary entrance that can be accessed directly from the public highway adjacent to the bus stop

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

Entering the building

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

Ramps

- No ramps have been provided, but the footpath to the main entrance has been lengthened to provide a more gentle walking approach.

Steps

- The external steps provided have 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 the flight of stairs

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 proposed reception area is sited directly opposite the main entrance access to the site from the public footpath, with resting areas adjacent.
- The foyer area provides further seating and an accessible toilet. There are further toilets adjacent to the Communal area, one of which is an accessible toilet.
- The foyer area is adjacent to the existing lift to provide ease of access to the first floor apartments.
- 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, gardens 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.