

DESIGN & ACCESS STATEMENT

Rev P2 – November 2021

DERWENT CRESCENT-SITE 1
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 garage/parking area on Derwent Crescent, Acton. The proposal is for the construction of one detached bungalow and one pair of semi-detached bungalows, together with parking and associated landscape works.

1.02 The proposed scheme would provide three accessible and adaptable two bed, two storey dormer bungalows. 2no parking spaces will be provided for each dwelling. Waste storage is provided for each of the bungalows.

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, November 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 layout of the site will need to be carefully considered with regard to space separation and the proximity of 36-40 Neville Crescent.
- Subject to provision of suitable alternative garages there would be no objection in principle to residential development of the site.

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 0.18 hectares or 1800m².

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. All are relatively low B2 or C2 category and it is proposed to retain one more mature rowan only.

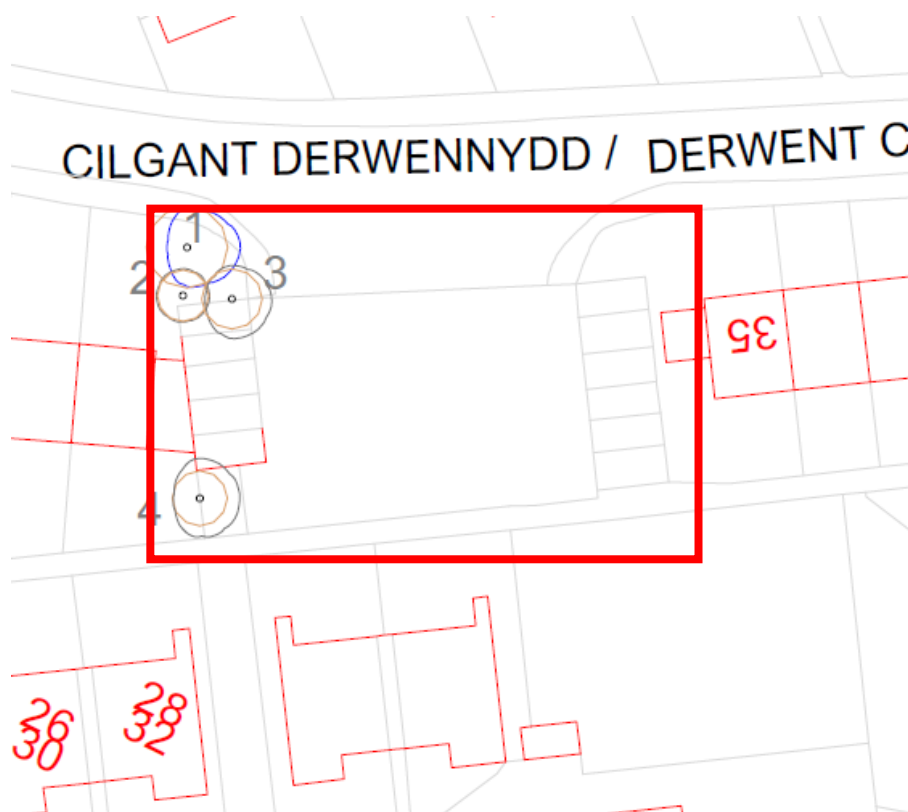


Figure 3.1

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

Proposed site



View of plot from Derwent Crescent

3.0 THE PROPOSED DEVELOPMENT

- 3.01** The proposed development relates to the erection of one detached dwelling and one pair of semi-detached. The properties 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 part of the existing vehicular access to the parking area and will include amenity planting and grass to suit low maintenance residential occupancy and including 2no parking spaces per dwelling.
- 3.03** An Arboricultural Survey has been undertaken, with low quality trees/shrubs on land adjacent to the development site. It is proposed to retain a more mature Rowan but to remove small Sycamore's growing from the base of the garages.
- 3.04** The layout of the new dwellings, 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. The new bungalows are single aspect from all habitable rooms.
- 3.05** The proposed dormer bungalows would be laid over two-storeys providing one bedroom each at ground and 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 the North, road facing elevations where over-looking of adjacent dwellings will be avoided.
 - The position of the new dwellings on site achieves minimum spatial separation.
 - Alternative parking provision will be offered to those garage tenants affected.

VISUAL AMENITY

- 4.04** Comprising a pitched concrete tiled roof above facing brick elevations and including boarding to dormers and relief panels to the rear 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 dwellings 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.