

DESIGN & ACCESS STATEMENT

Residential Development of 6No Affordable Dwellings on
Land to the Rear of Seion Chapel, Pontfadog, Llangollen. LL20 7AR



February 2018

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1. Instructions

1.1 Design & Planning Associates have been instructed by Gareth Morris Construction Ltd to prepare a Design and Access Statement to support a planning application for 6No social housing dwellings on behalf of Pennaf Housing Group.

1.2 Location/Description

The application site lies in the centre of the village of Ponfadog and is an approximately square shaped parcel of land located to the rear of the former Seion Welsh Wesleyan Methodist Chapel and extends to some 2195sqm (0.22 hectares). The site is currently laid out as open agricultural field with a steep bank, stream and tree screening on the Western boundary. The site is served by a public highway to the Eastern boundary which links to the B4500 Glyn Ceiriog road and the wider transport network.

The site lies within the development boundary as defined within Wrexham County Borough Council's Unitary Development Plan 1996-2011.

2. Introduction

2.1 The design aspect of this statement has followed the advice, which is contained in the Guidance Document published by C.A.B.E. "Design and Access Statements".

2.2 The design process explains how the physical characteristics

- a) Assessment
- b) Involvement
- c) Evaluation
- d) Design

2.3 There are six headings of analysis which the guide recommends should be covered under 'Design' and two under 'Access'

2.4 A Pre-application Consultation was lodged and responded to by Sharon Holman on 29 November 2016, reference ENQ/2016/0190. The response indicated that the principle of development of the parcel of land was acceptable subject to compliance with Policy GDP1 requirements.

3.0 Design

- 3.1 Use:** What the buildings and spaces will be used for
- 3.2 Amount:** How much would be built on site
- 3.3 Layout:** How the buildings and public and private spaces will be arranged on the site, and the relationship between them and the buildings and spaces around the site
- 3.4 Scale:** How big the buildings and spaces would be (their height, width and length)
- 3.5 Landscaping:** How open spaces will be treated to enhance and protect the character of the place
- 3.6 Appearance:** What the building and spaces look like, for example building materials and architectural details

4.0 Access

4.1 Vehicular and

transport links: Why the access points and routes have been chosen, and how the site responds to road layout and public transport provision

4.2 Inclusive access How everyone can get to and move through the place on equal terms regardless of age, disability, ethnicity or social grouping

Design

3.1 Use

The application site is situated in the centre of the village of Pontfadog on current agricultural land to the rear of the former Seion Welsh Wesleyan Methodist Chapel and extends to approximately 2195sqm (0.22 hectares). The access to the site is via the public highway which links to the B4500 Glyn Ceiriog road.

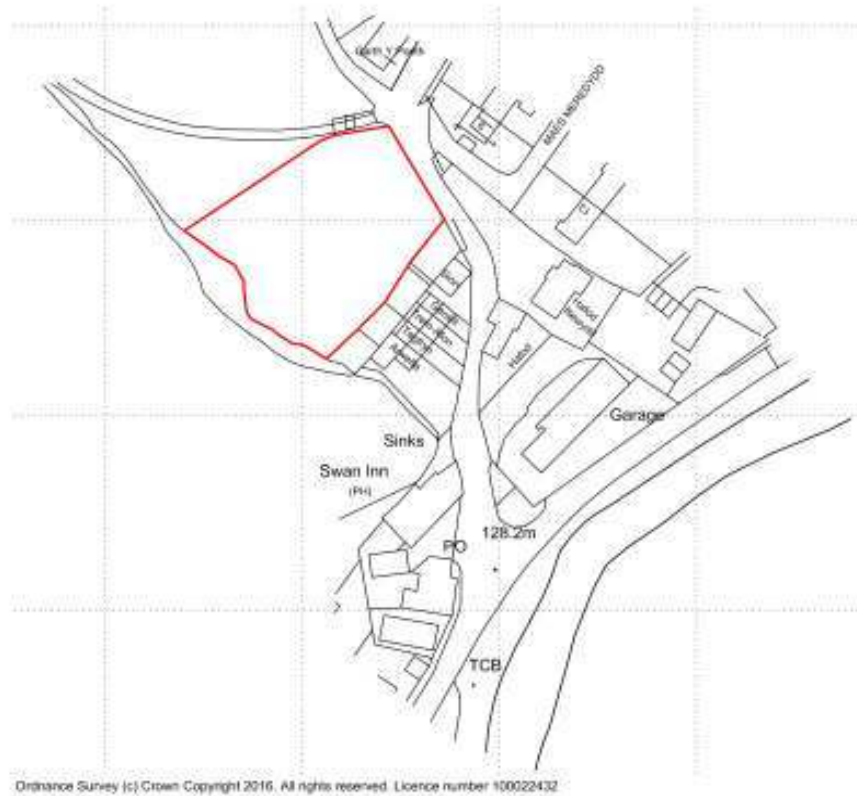


Diagram 1 – location plan (not to scale)

- 3.1.1 The proposal has been designed to support the need for additional affordable housing within the countryside with minimal impact on the surrounding area. Data within Wrexham Council's housing needs survey (current as of December 2017 – see Appendix A) shows that there is a need for 4No 2 bedroom and 3 No 3 Bedroom units solely
- 3.1.2 within the Pontfadog/Dolywern area, with an additional 69No 2/3 Bedroom units needed within the adjacent areas of Glyn Ceiriog and Chirk.
- 3.1.3 The proposal continues the predominantly residential nature of buildings in the immediate area.
- 3.1.4 The plot is of regular form with natural landscaping around it which will be retained and improved as part of these proposals, see diagram 2



Diagram 2 – Block Plan (not to scale)

3.2 Amount

3.2.1 The proposal involves the construction of 6No affordable traditionally styled terraced dwellings of the following floor areas:

		GF	FF	TOTAL
1	Two storey 3 bed terrace	49sqm (527sqft)	49sqm (527sqft)	98sqm (1054sqft)
2	Two storey 2 bed terrace	40sqm (430sqft)	46sqm (495sqft)	86sqm (925sqff)
3	Two storey 2 bed terrace	40sqm (430sqft)	46sqm (495sqft)	86sqm (925sqff)
4	Two storey 2 bed terrace	40sqm (430sqft)	46sqm (495sqft)	86sqm (925sqff)
5	Two storey 2 bed terrace	40sqm (430sqft)	46sqm (495sqft)	86sqm (925sqff)
6	Two storey 3 bed terrace	49sqm (420sqft)	49sqm (420sqft)	98sqm (1054sqft)
TOTAL (5808sqft)				540sqm

3.2.2 See diagrams 3, 4 & 5 for floor plans and elevations

3.2.3 The application proposal is considered to reflect the overriding context without detriment to the character of the local landscape

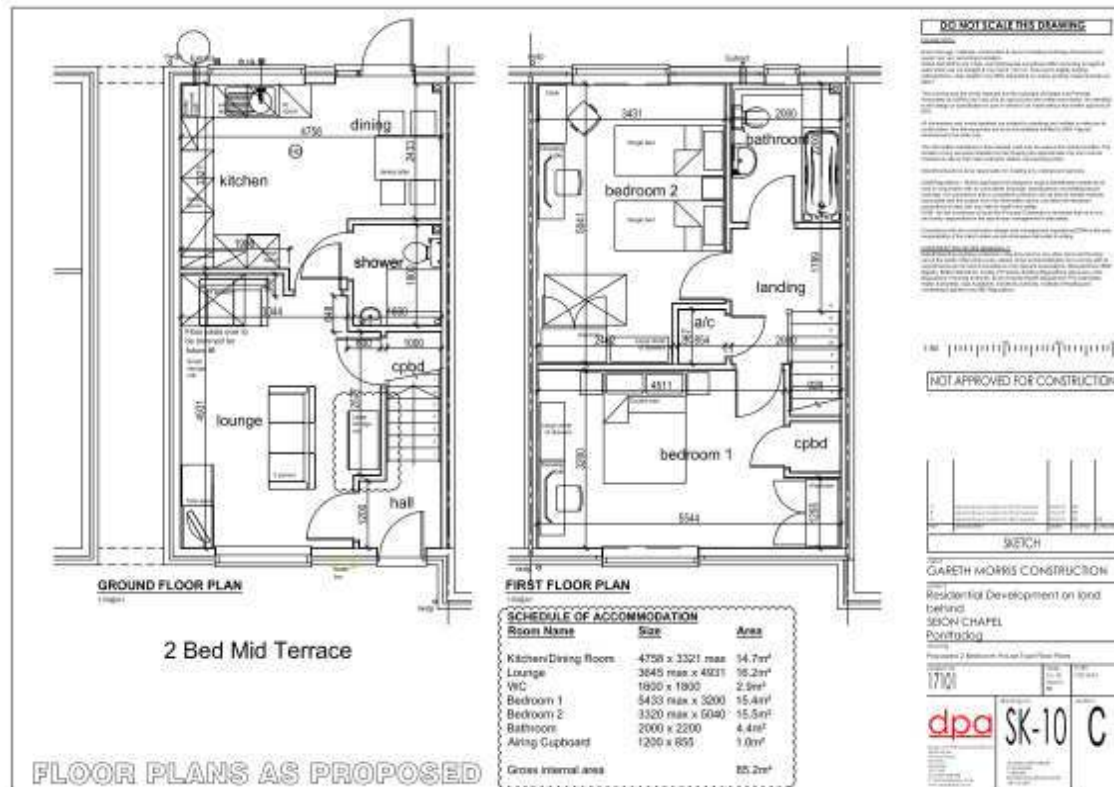


Diagram 3 – Plots 2 through 5 floor plans (not to scale)

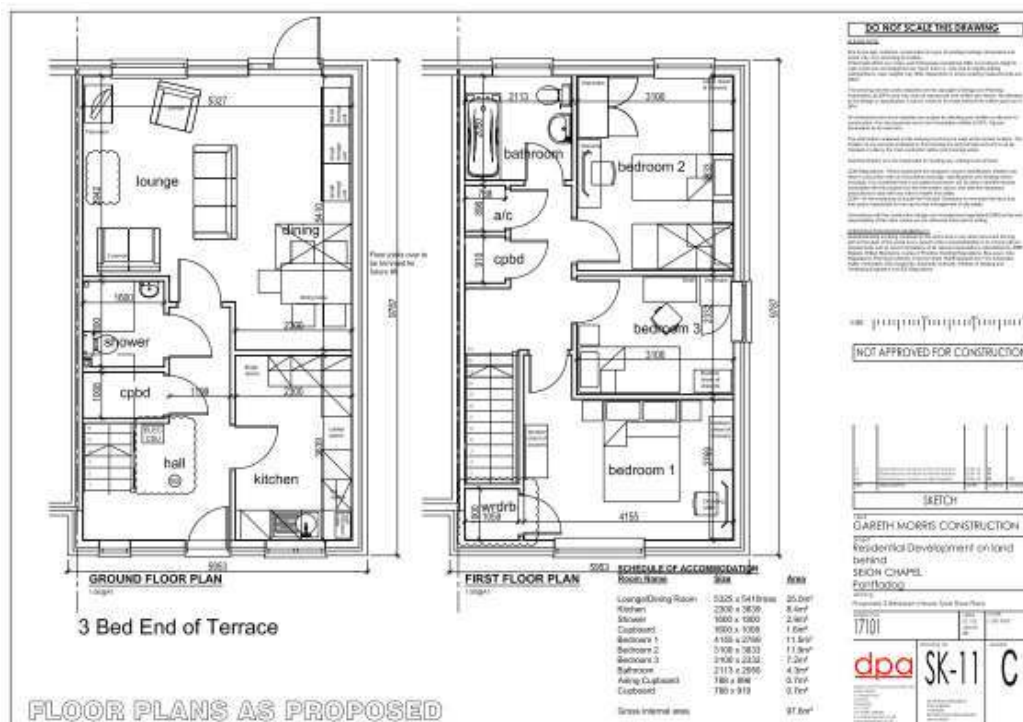


Diagram 4 – Plots 1 & 6 floor plans (not to scale)



Diagram 5 – Plots 1 through 6 elevations (not to scale)

3.3 Layout

- 3.3.1 Extensive design discussions have been conducted with Pennaf Housing Group to ensure that the space standards, access and amenity areas are in accordance with their requirements, National and Local planning policy, resulting in the scheme as submitted.
- 3.3.2 Local Planning Guidance Note 21: Space Around Dwellings requires a minimum of 22 metres separation between habitable rooms facing each other, with an additional 3metres separation for every 1.5 metres change in elevation. This is achieved with a separation distance of over 29 metres between the proposed development and the existing dwelling adjacent to Seion Chapel.
- 3.3.3 Garden areas are in excess of the 50 square metre minimum for 3 bedroom dwellings and 30 square metre minimum for 2 bedroom dwellings as set out in Local Planning Guidance Note 21: Space Around Dwellings. Waste and recycling bins will be stored within garden areas during non-collection days.

- 3.3.4 On-site parking is provided in designated bays to the South-East boundary, due to the topography of the site and to aid in separation distances to the existing dwellings to the South. 2 car spaces are provided for 2 bedroom dwellings and 3 car spaces are provided for the 3 bedroom dwellings, in accordance with Local Planning Guidance Note 16: Parking Standards. Cycle storage will be within a lockable shed within the rear garden for each plot.
- 3.3.5 The dwellings will be accessed via a new Highway access point to Highways Authority approval. Full detailed design of visibility splays, setting out of radii kerbs, horizontal and vertical levels will be submitted as part of a Discharge of Condition application after planning consent is granted.
- 3.3.6 The downhill (South Eastern) boundary of the side of the site will be given to extensive hedge/shrub planting to assist with screening between the proposed and existing dwellings.
- 3.3.7 There is a level change of around 4mtr across the width of the site. The floor levels for the proposed dwellings have been set so as to provide level access to the front of each dwelling from the access road, which also keeps to a minimum the degree of overlooking of the adjacent downhill dwellings.

3.4 Scale

- 3.4.1 The proposed development respects the height, scale, form and massing of the other properties in the area. The terrace respects the two storey proportions of the existing adjacent dwellings as well as taking design cues from the nearby Maes Meredydd terrace, with the central units set back behind gable fronted 'bookends'
- 3.4.2 The properties will sit well on the site and provide sufficient amenity space.
- 3.4.3 Diagram 2 above shows how the proposed dwellings will fit on the site and how it relates to the scale of the surrounding properties. By comparison the proposed dwellings are of reasonable and compatible size.
- 3.4.4 The space separation between the new and existing terraces accords with Local Planning Guidance Note No 21: Space around dwellings, with 29mtr between dwellings.

3.5 Landscape

- 3.5.1 At the front and rear of the dwellings there will be a mixture of hard and soft landscaping, paved or permeable surfaced areas for footpaths, roads and parking bays.
- 3.5.2 Existing area of trees to the South Western boundary will be retained with selected removal as proposed in the accompanying Arboricultural Report prepared by Old Oak Tree Care dated 18 January 2018.
- 3.5.3 Providing additional screening at the edges of the site will further protect the development and its setting within the wider community area.

3.6 Appearance

- 3.6.1 Conceptually the proposed development will be designed so it will fit well into the surrounding architectural vernacular.
 - 3.6.1.1 The architectural features of the building takes into account surrounding features such as rendered walls and slate roofing.

4.0 Access

4.1 Vehicular Transport Links

- 4.1.1 The nearest railway station to the property is located in Chirk, some 4 miles distant.
- 4.1.2 The application site is situated in the center of the village of Pontfadog, providing easy access to local bus services to the rest of Oswestry, Shrewsbury, Wrexham and Chester, which run on a regular daily (except Sunday) basis.
- 4.1.3 Other more long distance travel such as airports are located further afield in major cities such as Birmingham, Liverpool and Manchester.
- 4.1.4 Vehicle parking has been allocated along the South Eastern side of the site as shown on the application drawings, to the quantities as stated in Wrexham Council's Local Planning Guidance Note No 16.

4.2 Inclusive Access

- 4.2.1 The main entrance of the dwelling is clearly identified and a change of surface leading up to level access doorways from the access road, allowing residents and visitors to be dropped off on a hard-standing leading to the main entrance to the dwelling.
- 4.2.2 The internal layout is designed to conform with Part M of the current Welsh Building Regulations. The proposals have been designed to allow disabled access and movement throughout the property, with no changes of levels at ground floor. Wheelchair users and ambulant persons can move around the property with very little concern. Facilities such as a downstairs WC and wet room provide the necessary amenities without the need to go up the stairs.
- 4.2.3 The dwellings have been designed in accordance with Lifetime Homes standards with items such as future provision for a through-floor platform lift from a ground floor living area to a first floor.
- 4.2.4 The proposed scheme raises no issues with regards to ethnicity or social grouping.

5.0 Flood Risk/Surface Water Drainage

- 5.1.1 A Flood Consequences Assessment in accordance with TAN15 has been produced by KRS Environmental Ltd (ref KRS.0338.001.R.001.A dated January 2018) to accompany this application.
- 5.1.2 The site has been identified as being situated within Flood Zone 1 and having a 'less than 1 in 1000 annual probability of river or sea flooding'.
- 5.1.3 An outline SUDS strategy has been considered which adopts a combination of water butts, soakaways, permeable paving to roads and parking bays and finally restricted run off to the adjacent watercourse.

6.0 Planning Documentation

The following National Planning policies, Development Plan policies & Local Planning Guidance

Notes have been used as a basis for the development of the proposed design:

Technical Advice Note 5 – Nature Conservation and Planning

Technical Advice Note 12 – Design

Technical Advice Note 18 – Transport

Policies PS1, PS2, PS3 and PS4 – Broad Location of Development

Policy GDP1 – Development Objectives

Policy EC4 – Hedges and Trees

Policy EC6 – Biodiversity Conservation

Policy H2 – Housing Within Settlements

Policy T8 - Parking

Local Planning Guidance Note 13 – Housing in the Countryside

Local Planning Guidance Note 16 – Parking

Local Planning Guidance Note 21 – Space Around Dwellings

7.0 Conclusion

7.1.1 A detailed analysis of the character of the area has been undertaken by using the outlined topics specified in the 'Design and Access' statement document. This analysis shows that the site is suitable for the proposed development.

7.1.2 The design has accommodated these standards whilst taking into account other influences such as layout, architectural features, access and safety. The layout of the proposals won't change the basic overall plan of the area, but will offer a well-integrated development of dwellings which will provide a positive contribution to the character and appearance of the surrounding area.

Appendix A

Housing needs supporting data obtained through Pennaf Housing Group

Count of Beds		Beds						Grand Total
Main Area	Area	0	1	2	3	4	5	
Broughton	Brymbo	1	71	45	26	2		145
	Brynteg	1	60	34	13	2		110
	Bwlchgwyn		11	13	14	2		40
	Caego		76	31	16	2		125
	Coedpoeth		95	40	39	5	1	180
	Gwynfryn		4	9	7	1		21
	Minera		15	22	18	2		57
	Moss		49	33	14	2		98
	New Broughton		99	65	32	5		201
	No longer in use		1					1
	Pentre Broughton		33	40	19	3		95
	Southsea		85	52	25	2	1	165
	Tanyfron		43	28	17	3		91
Broughton Total		2	642	412	240	31	2	1329
Caia	Coed Aben-Tanycoed	1	65	33	21	2		122
	Fenwick Drive-Tanydre		99	51	29	5		184
	Glan Gors		19	22	12	1		54
	Kingsley Circle		68	30	23	3		124
	Montgomery Road		107	42	30	7		186
	Queensway		90	27	18	1		136
	Spring Lodge		55	15	14	5		89
	Whitegate		97	45	31	7		180
Caia Total		1	600	265	178	31		1075
Gwersyllt	Bradley		39	72	31	4		146
	Cefn y Bedd - Tanyrallt		13	21	10	1		45
	Gwersyllt		136	64	21	6	1	228
	Llay		119	68	23	4		214
	Pandy		121	67	20	1		209
	Rhosrobin		109	62	16	4		191
	Summerhill		29	49	2			80
Gwersyllt Total			566	403	123	20	1	1113
Plas Madoc	Acrefair		81	40	20	4		145
	Cefn		84	30	30	2	1	147
	Chirk		87	37	24	5		153
	Froncysyllte		16	13	8	4		41
	Garth		8					8
	Glyn Ceiriog-Tregeriog-Llan DC		20	3	5			28
	Halton		3	7	8			18
	Plas Madoc		58	22	7	1		88
	Pontfadog-Dolywern		10	4	3			17
	Rhosymedre		80	29	22	4		135
	Ruabon		112	49	41	5		207
	Trevor		19	26	17	4		66
Plas Madoc Total			578	260	185	29	1	1053
Rhos	Johnstown		135	72	40	6	1	254
	Penycae		68	38	24	2	1	133
	Ponciau		84	39	21	1		145
	Rhosllanerchrugog		132	50	27	9	1	219
Rhos Total			419	199	112	18	3	751
Wrexham Centr	Acton	1	314	211	94	23	2	645
	Bangor On Dee		21	16	12	1		50
	Bettisfield		4	4	6	2		16
	Bronington		6	11	6	4	1	28
	Bryn Offa		186	117	46	8		357
	Colliery Road		164	94	36	5		299
	Crescent Close		86				1	87
	Erbistock & Eyton		11	1	13	4	1	30
	Gresford & Marford		146	86	39	3		274
	Hanmer		8	8	5	2		23
	Hermitage		171	94	41	11	1	318
	Holt		62	44	13	8	1	128
	Huntroyde		130	82	31	6		249
	Little Acton		237	162	68	5	1	473
	Maesgwyn		155	99	41	11		306
	Maesydre		152	88	42	13	1	296
	Marchwiell		44	58	31	1		134
	Meifod Place		86	34	14	5		139
	Other		1					1
	Overton		42	27	18	2		89
	Penley		25	21	9	4	1	60
	Pentre Maelor- Isycoed		8	5	12	2	2	29
	Rhosddu		259	154	68	7	1	489
	Rhosnesni		234	70	56	4	1	365
	Rhostyllen		136	77	41	7	1	262
	Rossett	1	116	72	30	4		223
	Tallarn Green - Iscoed		3	4	4	2		13
	Worthenbury		1	2				3
Wrexham Central Total		2	2808	1641	776	144	15	5386
Grand Total		5	5613	3180	1614	273	22	10707

Ben Blake

From: Mike Banks <mikebanks@gmc-group.com>
Sent: 19 January 2018 12:57
To: Ben Blake
Subject: FW: Waiting List by Beds.xlsx
Attachments: Waiting List by Beds.xlsx

FYI
Regards



Mike Banks
Quantity Surveyor
Gareth Morris Construction

Regional Office Caernarfon
Mobile 07812 969357



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From: Dylan Davies [mailto:dylan.davies@pennaf.co.uk]
Sent: 22 December 2017 11:24
To: Julian Morris <julianmorris@gmc-group.com>; Mike Banks <mikebanks@gmc-group.com>
Subject: Waiting List by Beds.xlsx

Hi Julian, Mike,

Not sure if the attached would be of help for any planning application.

The sheet included needs figures from the Local Authority, which shows 7No 2 and 3 bed units in Pontfadog, but with a local lettings policy in place the spread of needs can extend out probably to Glyn Ceiriog which also has 8No 2 and 3 bed units.

Regards,

Dylan.

Dylan Davies

Swyddog Datblygu \ Development Officer (Technical)

01745 536823



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The Pennaf Housing Group comprises Pennaf Limited, Clwyd Alyn Housing Association and Ty Glas Housing Society.

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