



Town and Country Planning Act 1990

THE CONSTRUCTION OF A 34 BED CARE HOME (CLASS C2); TOGETHER WITH PROVISION FOR 10 CAR PARKING SPACES.



16-18 Grosvenor Road, Wrexham,
LL11 1BU

Design and Access Statement

Nov 2015







1.0 INTRODUCTION

1.1 A Design and Access Statement (DAS) is a document that explains the design thinking behind a planning application. Statements should include a written description and justification of the planning application. This statement has been prepared for a full planning permission.

1.2 The development comprises:

The construction of a 34 bed care home (Class C2); change of use from previous office use; part demolition with retention of street frontage elevations (as agreed with Area Planning Officer and Conservation Officer) to form ancillary accommodation for the home, together with 10 car parking spaces, cycle storage and landscaped garden amenity areas.

1.3 The development is considered to comprise a residential institution within the meaning Of Class C2 of the Town and Country Planning (Use Classes) Order 1987.

1.4 The format of this DAS follows the guidance set out in the CABE Report titled 'Design and Access Statement: How to Write, Read and Use them': 2006. This DAS hence explains the proposal under the following headings: -

- Assessment
- Involvement
- Evaluation
- Design

1.5 Topics to be addressed under Design include: -

Use:	What buildings and spaces will be used for?
Amount:	How much would be built on-site?
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?
Scale:	How big the buildings would be (height, width and length)?
Landscaping:	How open spaces will be treated to enhance and protect the characteristics of place?
Appearance:	What the building and spaces will look like?

1.6 The DAS further addresses two potential aspects of access, namely:

- Vehicular and transport links
- Inclusive links



2.0 ASSESSMENT

2.1 Under this section the following considerations are addressed

- Physical context
- Social context
- Economic context
- Planning Policy Context

i) *Physical context*

2.2 The site includes 16 Grosvenor Road, a Victorian style building built in 1908 and originally a dwelling (town house) but latterly used as offices and 18 Grosvenor Road, a twentieth century building also previously used as offices. Until recently, the land to the rear was occupied by a series of single storey temporary office structures for which Conservation Area Consent has been granted for demolition and has been undertaken. The site presently comprises the former office building. The application site area is approximately 0.66 acres.

2.3 The Application Site is situated on the Grosvenor Road, Wrexham (A5152). The A483 Junction 5 is approximately 1.6 km from the site. The site is to the north of the commercial area and 0.5 km from the train station.

2.4 The site sits within the local Conservation Area and is bounded by fully occupied office buildings and 'rear of shop' service yards to the back of the site. A single tree sits adjacent to the public footpath to the front of the site.

2.5 A substantial part of the interior of the remaining building has also been demolished (please refer to adjacent photo).

ii) *Social context*

2.6 The site together with the remaining part demolished building sits in the Conservation Area within the urban environment. The majority of the premises along Grosvenor Road provide a mix of professional and commercial offices. In its present state the building, with heras fencing securing access and boarded up doors and windows compromise the quality and visual amenity along Grosvenor Road. The site has attracted some anti-social behaviour and runs the risk of fly tipping and vandalism.

2.7 The site is on the edge of Wrexham Town Centre within an area predominantly used for commercial offices. Access will be easily gained from the public highway (A5152) immediately alongside site. This road is the Wrexham inner ring road linking to all the radial roads from the town. The site is on the 'inside' of this road providing easy access to the town centre. Wrexham Bus Station is about 400 metres away and Wrexham Railway Station is about 500 metres away (both accessed via level pavements). The town centre, public library and arts centre are a short distance away. The town centre includes a wide variety of shops and service outlets – all easily walkable from the site. The Wrexham Maelor Hospital (a Distract General Hospital) is approximately 1 km away.



2.8 Redevelopment of the site is considered to be in the wider public interest. The proposal will meet a local need to provide specialist care accommodation. An analysis of the area reveals a shortage in the supply of specialist care home beds – particularly the provision of high quality bed spaces. As it is inevitable that some existing accommodation falls below the standards of the Care Quality Commission, these substandard units will also need to be re-provided. Equally there is an overriding need for high quality accommodation where patients can be cared for close to family and friends with good access to services and amenities.

iii) *Economic context*

2.9 Montpelier Estates is an established and specialist provider of care facilities and other specialist care accommodation that is designed to meet the needs of vulnerable groups of peoples including the elderly, and those suffering from brain impairment diseases including dementia and mental health issues.

This development represents an investment in excess of £5.5 million. When in operation annual supplies and services will amount to inward local investment of circa £750,000 per annum.

2.10 The development is likely to take some 14 months to construct and will provide circa 20- 30 jobs directly on-site during the construction process. Indirectly during the construction process around 50 people may have work attributable to this construction project.

2.11 When in operation the care home is likely to provide some 30 full and part-time jobs, - through a 3 shift pattern operating 24 hours/day 365 days of the year. The majority of new jobs will be filled by local residents in view of the convenience between workplace and place of residence. Statistically 90% of staff live within a 5 mile radius of the home, which implies that they will individually spend, invest in and add to the local economic structure. The anticipated staff break down is:

Qualified Nursing Staff	8
Care Assistants	15
Catering and Household	5
Administration and Maintenance	2

2.12 Clearly the distinguishing feature of the form and character of the proposed development is such that the care use – as a matter of principle – will integrate easily into the character and mixed use of the immediate area and a flexible and pragmatic approach to the design solution helps to retain an important street frontage which contributes significantly to the character of the local conservation area.

iv) Planning Policy

2.13 Grosvenor Road lies within the administrative area of Wrexham County Borough Council.

2.14 The starting point for the determination of this application is the provisions of the relevant Development Plan. The development plan for the purposes of Section 38(6) of The Planning and Compulsory Purchase Act 2004 comprises the: -

- The Wrexham Unitary Development Plan
- Wrexham Local Development Plan 2

2.15 Planning Policy Wales Edition 8 was published in January 2016.

Chapter 6 – Conserving the Historic Environment sets out the policy considerations for considering development proposals within Conservation Areas. Paragraph 6.5.18 addresses the planning considerations for the demolition of unlisted buildings within Conservation Areas.

Chapter 9 sets out national policy considerations for housing.

Paragraph 9.1.1 explains the objectives of Welsh Government policy, stating:

‘A home is a vital part of people’s lives; it affects their health and well-being, quality of life and the opportunities open to them. The Welsh Government’s approach, set out in the National Housing Strategy I is to:

Provide more housing of the right type and offer more choice;

Improve homes and communities, including the energy efficiency of new and existing homes; and

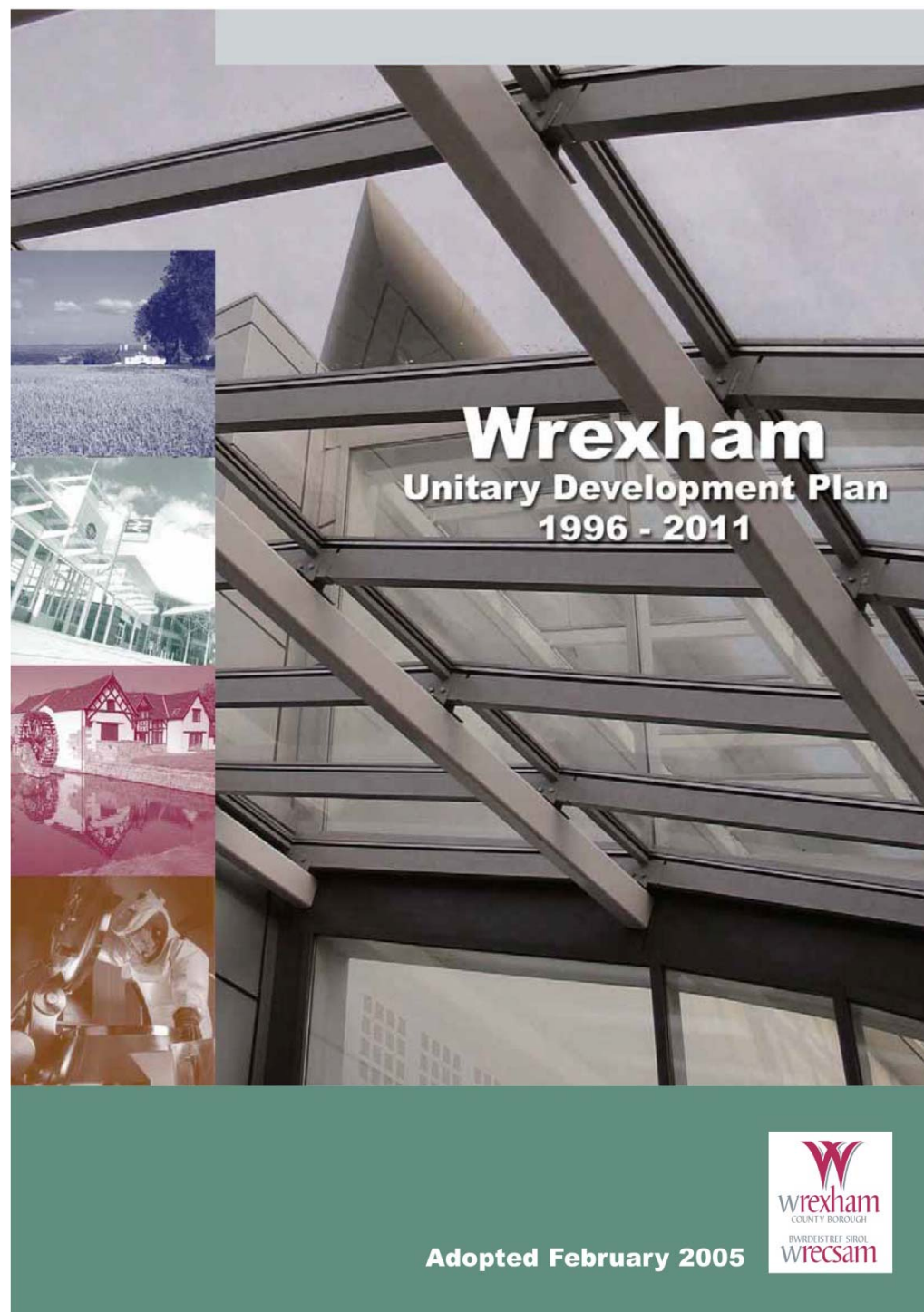
Improve housing-related services and support, particularly for vulnerable people and people from minority groups.

The Welsh Government will seek to ensure that:

Previously developed land (see definition at Figure 4.4) is used in preference to greenfield sites;

New housing and residential environments are well designed, meeting national standards for the sustainability of new homes and making a significant contribution to promoting community regeneration and improving the quality of life; and that

The overall result of new housing development in villages, towns or edge of settlement is a mix of affordable and market housing that retains and, where practical, enhances important landscape and wildlife features in the development.’



Paragraph 9.1.2 sets out how local planning authorities should promote sustainable residential environments, stating:

'Local planning authorities should promote sustainable residential environments, avoid large housing areas of monotonous character and make appropriate provision for affordable housing. (Affordable housing is defined in 9.2.14.) Local planning authorities should promote:

Mixed tenure communities;

Development that is easily accessible by public transport, cycling and walking, although in rural areas required development might not be able to achieve all accessibility criteria in all circumstances;

Mixed use development so communities have good access to employment, retail and other services;

Attractive landscapes around dwellings, with usable open space and regard for biodiversity, nature conservation and flood risk;

Greater emphasis on quality, good design and the creation of places to live that are safe and attractive;

The most efficient use of land;

Well-designed living environments, where appropriate at increased densities;

Construction of housing with low environmental impact (see 4.12); reducing the carbon emissions generated by maximising energy efficiency and minimising the use of energy from fossil fuel sources, using local renewable and low carbon energy sources where appropriate; and

'Barrier free' housing developments, for example built to Lifetime Homes standards'

The development supports these objectives in the use of brownfield land, which is easily accessible to a wide range of urban facilities and services.

It is considered that the proposals represent good design and the creation of a place to live for vulnerable members of society.

3.0 INVOLVEMENT

3.1 A pre-application submission was made to the LPA on 19th August 2015. A meeting was held with the Planning and Conversation Officers – Matthew Phillips and Lorna Goring on 10th September 2015. The design requirements to secure Conservation Area Officer support were discussed together with necessary reports and consultation.



4.0 EVALUATION

- 4.1 The existing buildings have been unoccupied for a number of years and consented part demolition has been undertaken. Of the remaining buildings, internal demolition commenced but was abandoned. The previously consented scheme established what could be demolished and what was necessary to retain. Equally the scale and mass of what could be achieved together with a flexible architectural approach to style was agreed and acceptable.
- 4.2 The key issues identified from the assessment stage are considered to be:
- (1) The status of the existing buildings within the Conservation Area
 - (2) Currently approved planning consent P2014-0373.
 - (3) The importance to re-establish a sympathetic and pragmatic use for the site.
 - (4) The physical relationship of the proposed built form to the original town house.
 - (5) The need to have regard to proposed residential amenity by reason of private amenity areas, access to services, employment and public transport.
 - (6) The need to provide quality architectural solution to respond to the established Conservation Area and that portion of the existing building to be retained.
- i) **General Client Brief**
- 4.3 The proposal has as the first principle the need to provide a safe, secure quality environment that supports the delivery of care and enhances the quality of the life for its residents.
- 4.4 Planning consent for a 34 bed carehome (C2) with good access to public transport and amenities.
- 4.5 The proposed home to accommodate a series of group living units to allow a flexible mix of services with possible grouping of patients with specific needs.
- 4.6 Flexibility of design to allow space to be redesigned and reconfigured over time.
- 4.7 Staff teams in individual care groups able to work together as a single team if necessary. The proximity of these groups is important to the practical running of the home.
- 4.8 Staff facilities - sitting room, kitchenette, shower changing room to provide appropriate rest space when off duty or on a break.
- 4.9 Adequate car parking and cycle storage.

5.0 DESIGN

- 5.1 Central to a successful design solution is the Council's Conservation Area report and the objective to retain the frontage of the original Victorian/Edwardian town house. Equally, visual separation between the new and retained elevation along Grosvenor Road was essential. The principles of design solution and of what could be demolished was established in the previously consented scheme ref: P2014-0373. The benefits and disadvantages of architectural period pastiche in comparison to a more contemporary modern elevational treatment were fully explored (please refer to Design Development section P9). The submitted scheme reflects and responds to the feedback received from Officers.
- 5.2 The proposed use for the development of a care home responds to the demographic trends of Wrexham, and the market demand for high quality care home accommodation to be provided by the private sector. The site is situated within a mixed use area and relates well to existing residential development. A care home development, within the meaning of Class C2 of the Use Classes Order is an appropriate form of development within its surrounding context.
- 5.3 The proposal will add to the mix of uses within the local area, and provide another place of employment conveniently situated near to existing residents. By its very nature of use, the provision of a sustainable care home will not give rise to disturbance within the local area.
- 5.4 As addressed within the Access section, the provision of the new care home enables residents with disabilities to occupy the premises without recourse to stairs.

i) Space and Quality Standards

- 5.5 The scheme will be registered by Care Quality Commission (CQC) and has been designed to meet spatial standards as set out by the Department of Health requirements.
- 5.6 The scheme promotes the concept of inclusive design which aims to develop a sustainable built environment that has no barriers to the staff or residents that use it. Each floor is level with lift access to all areas.

ii) Sustainable Standards

- 5.7 The scheme will promote design solutions that minimises energy usage through an efficient thermal fabric. The client will explore the use of different sustainable means of heating and generating electricity to minimise costs and waste on a building that would usually have a high energy demand throughout the day.

iii) Planning the Site

- 5.8 The aim is to make best use of the land taken up for development and maximise the provision of open space in the form of shared and private amenity area. The former town house has an important role in the street scene and in the vitality of the town centre. The retention of the front and side elevations as well as the proposed community related use, will improve the visual amenity of the area and will ensure a new lease of life for the site. The requirement for 34 beds of care and associated facilities together with their functional relationships dictates the plan form of the carehome.

Use

- 5.9 The application seeks full planning permission for a 34 bed care home with ancillary accommodation. For people in need of care and treatment.
- 5.10 The proposed development also includes landscaped open areas providing safe, secure garden amenity for residents. They will also enhance the ecological value of the site and maintain established boundaries.

Amount

- 5.11 The principle functional areas of the carehome are: -
- 34 en-suite bedrooms
 - Lounges
 - Dining rooms
 - Hairdressers salon
 - Cafe
 - Cinema
 - Laundry
 - Kitchen
- 5.12 The footprint of the development amounts to 798m² with overall gross internal area of 1970m².
- 5.13 The development when operational is likely to accommodate some 34 residents – as accommodation in care homes is designed to meet the needs of single occupant rooms.

Layout

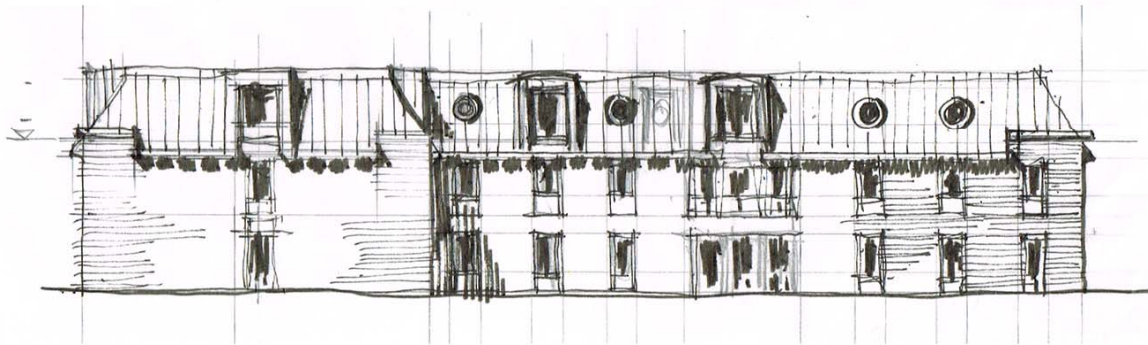
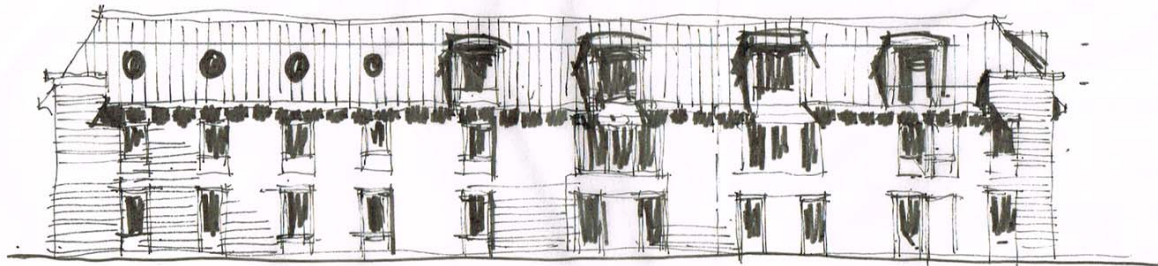
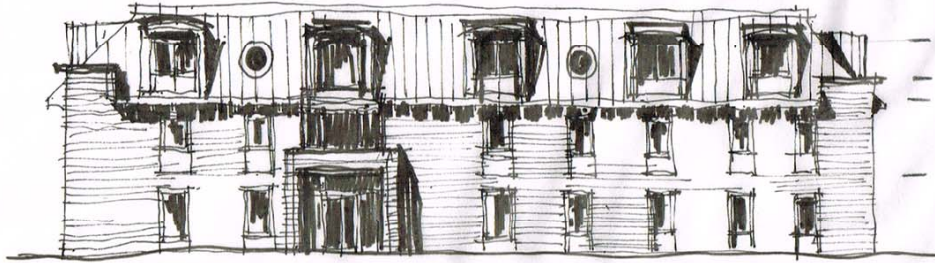
- 5.14 The design process has concluded that: -
- (i) The existing vehicular accesses be utilised off the Grosvenor Road providing access to off-street parking and servicing.
- (ii) The gardens will be located to the rear of the building and away from the traffic along Grosvenor Road providing amenity space for future residents.
- (iii) Demolition of most of the existing buildings provided the opportunity to form a more efficient and pragmatic use of the site through new development.

DESIGN DEVELOPMENT

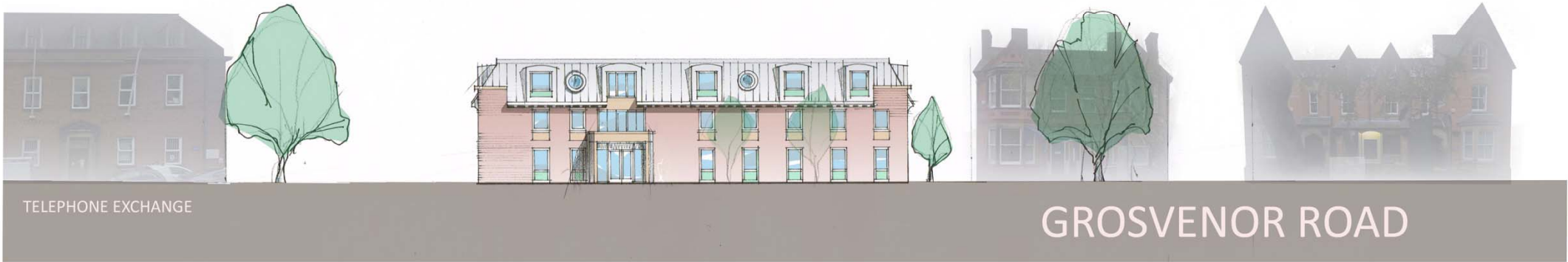
The challenge of the design is to introduce a new element of architecture in the Conservation Area which compliments the best buildings yet sits well with the unsuccessful 20th Century development. Initially complete redevelopment was considered and is illustrated in this section. As design and discussions progressed, retention of the Edwardian villa became core to the proposals. Design developed to recognise the style and to produce a clearly new element which nevertheless took the lead on scale and detailed from the old, seeking synergy through respect and contrast.

EARLY CONCEPTUAL DESIGN

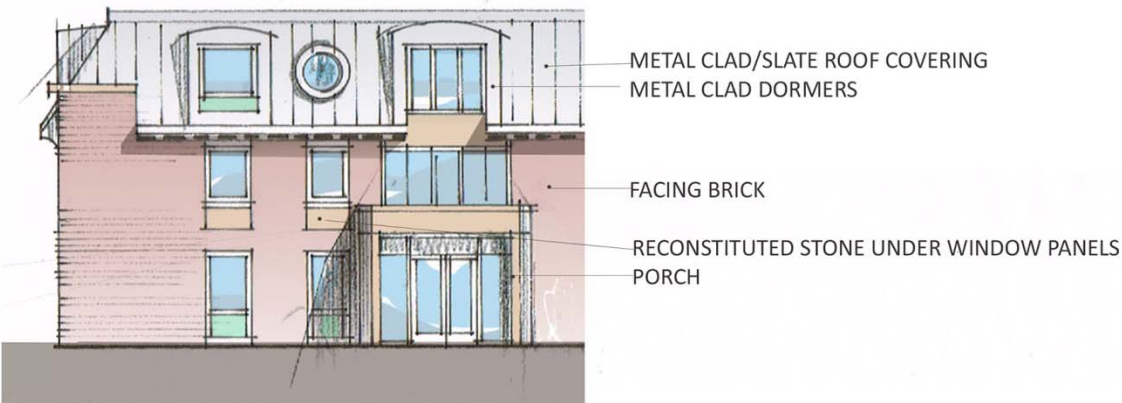
Massing to reflect the varied and conflicting styles of neighbouring buildings. Use of mansard concluded to be unsympathetic to the Edwardian architecture.



Complete replacement building reflecting similar materials but form unable to compliment the subtleness of the former houses.



0m 10m 20m



Montpelier
estates

02/04/2015

1477/F01/001/

GROSVENOR ROAD
WREXHAM

Massing and style options as neighbours to the existing Edwardian house. Pastiche detracts from both scale and detail: modern contextual materials clash and jarr.



WITH EXISTING HOUSE '*PASTICHE*'



WITH EXISTING HOUSE '*CONTEXTUAL*'

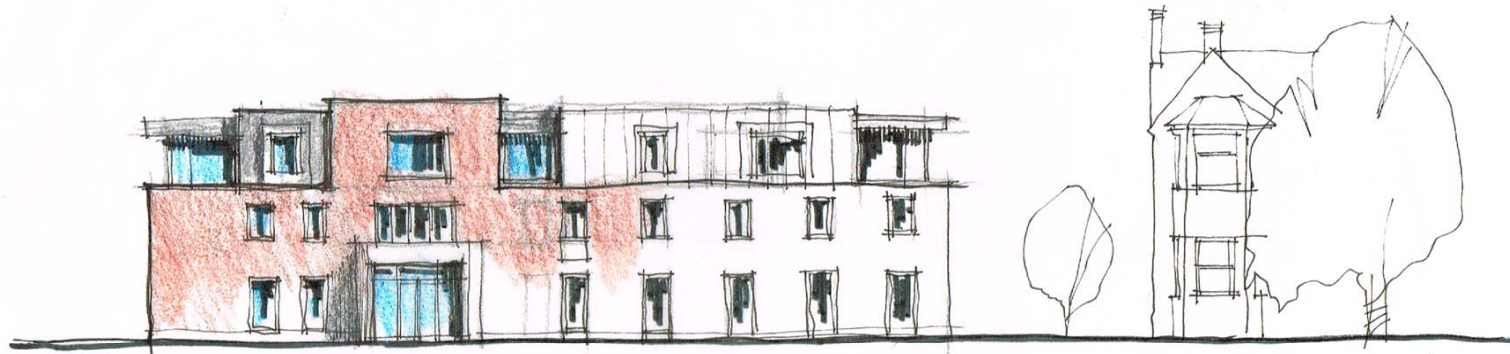
GROSVENOR ROAD
WREXHAM

Montpelier
estates

A purely contemporary style appears brutal on its own: with the existing provides contrast but is harsh against the old building.



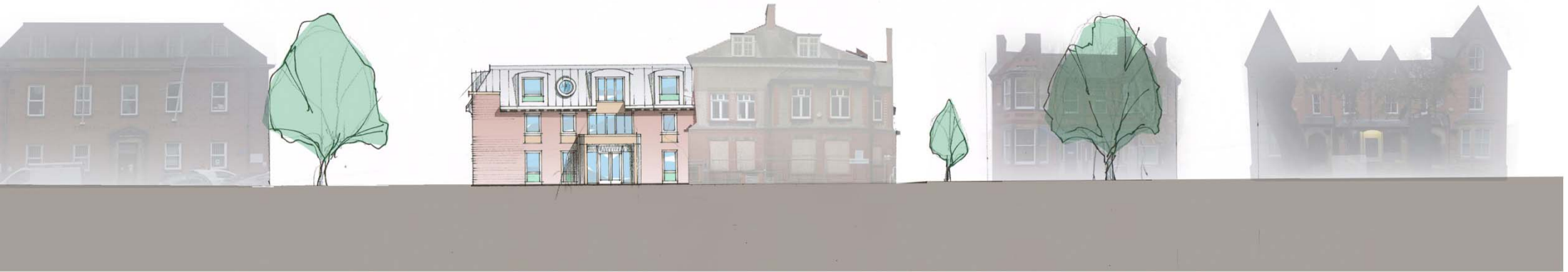
CONTEMPORARY 'A'



CONTEMPORARY 'B'



CONTEMPORARY 'C' WITH EXISTING HOUSE



New development introducing scale and detail of Conservation Area.



Alternative, contrasting flat roof version. Emphasis on entrance portico and introducing a degree of symmetry.







GROSVENOR ROAD
WREXHAM



GROSVENOR ROAD
WREXHAM



V5a

Design evolves to relate to retained Edwardian elements.
Vertically, variation in materials, height and shape.

EXISTING ROOFS REMOVED

New Roofs to
existing.

Zinc

IN

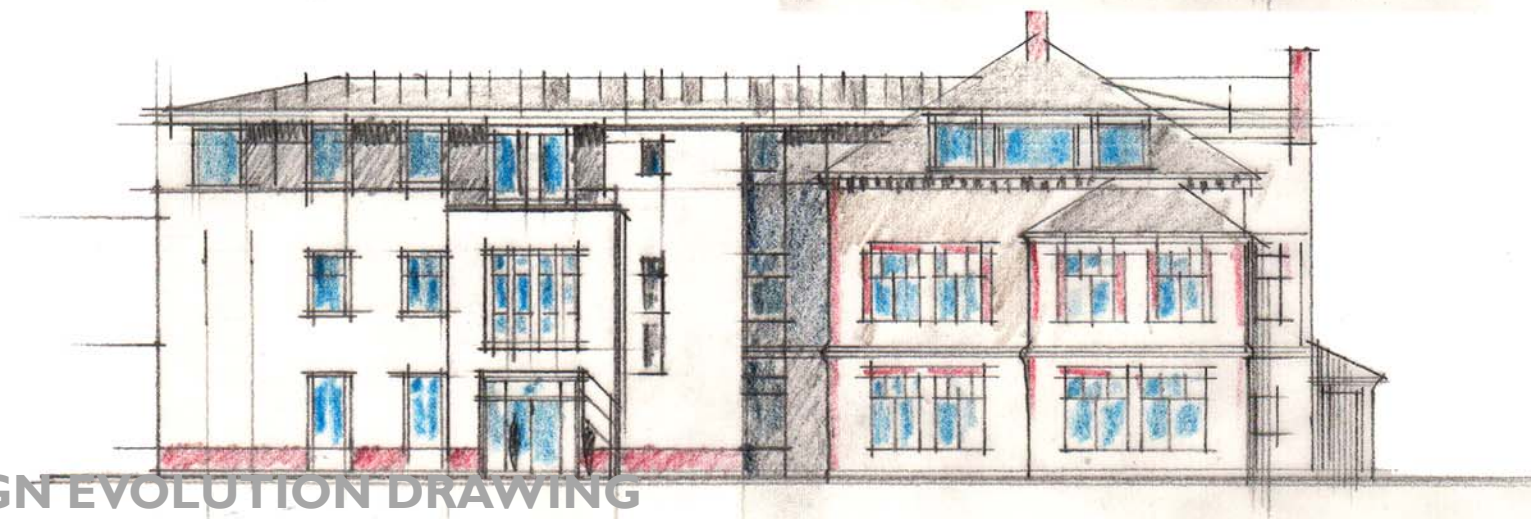
EXISTING ROOF RETAINED?



V2b



V2a



V2

Flat roof proposal



SOUTH



WEST

1:200@A4



Flat roof proposal



NORTH WEST



NORTH EAST