

CARTWRIGHT

ARCHITECTURAL & PLANNING SERVICES



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Design and Access Statement

Proposed erection of 14 number 3 and 4 bedroom detached houses with associated garages and access road at The Foundry, Mount Lane, Rhostyllen. Wrexham.

Site Location and Description.

The development site is located in Rhostyllen in the County Borough of Wrexham and covers a gross area of 6928sqm (1.71 acres).

The site is currently vacant and is of low ecological value due to the lack of vegetation and the mass coverage of the site with concrete roads and bases left from its previous use as a foundry.

The surrounding locality is a mixture residential properties, a few Public Houses and the occasional block of terraced garages. The immediate piece of land just north of the site is used as public open space and takes the form of a wooded walk way connecting the existing open space incorporating the football pitches and a play area with Station Road. Therefore this land was a non conforming use prior to the issue of the outline approval reference P/2011/0719

Proposed Development.

Whilst there is an outline approval for 12 dwellings on the site, a Full Planning Application has been submitted for 14 dwellings with associated garages and infrastructure works. This is because specifically a condition on the outline approval nominated 12 units on the site. As the site planning layout demonstrates, the site is capable of supporting 14 dwellings with each dwelling having its own garage, parking space and private amenity area, with the main access into the development being taken from Mount Road.

Planning Status

Wrexham Borough Council on the 3rd January 2012 resolved that subject to the completion of the Section 106 obligation, planning permission be granted subject to conditions stated in the reserved matter approval being satisfied. Therefore the principle of residential development has been established leaving details of design and access to be agreed.

We now refer to these condition attached to the Outline Approval and deal with each condition individually, as they are still relevant to this application and will help satisfy any queries that were previously raised. Also the answers will help to reduce the conditions attached to the final approval.

Condition 1

Enclosed are the following items to satisfy condition 1

- a. A site layout at 1:500 scale indicating the exact proposed location of houses and infrastructure based on a topographical survey.
Particular attention has been given to the close proximity of "Ti Deri" Mount Road – Due to its main elevation overlooking the site, a larger than normal garden has been given to plot 14 thereby providing privacy to overlooking distances in excess of the Council Standards. Specific orientation of plots 3 to 12a have been designed to face the wooded walk way for many reasons –
 - i) Secure by Design – now a prominent feature in the design of site layouts with the comments received from the Crime Prevention Officer for the Police Force. These comments are made to prevent and discourage crime within estates. This provides an inbuilt resistance to street crime and burglary by ensuring all rear amenity areas are protected and surveyed by owner occupiers. The removal of alleyways or passageways which attract nuisance and unfriendly behaviour helps sustain the security around the development particularly during evening and night times.
 - ii) In addition, the majority of plots will have a south facing rear garden ensuring natural daylight for as long a period as possible during the day.
 - iii) All driveways are located either in front of or adjacent to each dwelling increasing surveillance and reducing car crime.

All over-looking privacy distances between dwellings and minimum garden sizes set by Wrexham Borough Council Development Standards are exceeded throughout the layout.

- b. 1:100 scale plans and elevations of all house types including a street scene of plots 3 to 12a has been included to show the scale of the buildings proposed and how they interact with each other. We have particularly located a single storey garage on the site boundary to help increase the privacy of 4 and 6 Station Road. Generally the two storey units are situated on the periphery of the site with three 2.5 storey units centrally within the development. This is to provide a variety of in ridge line and roofscape to enhance the appearance of the development both from within and when viewed from outside the site.
- c. Facing materials schedule specifies the types of material and their intended locations is attached to satisfy this condition. The Street scene is material specific to aid in the location of each selected material. Some render has also been introduced to provide a variety of texture and form within the development.
- d. A Landscaping scheme has been prepared by our Consultant Landscape Designer and is enclosed as part of the application.

Condition 2 and 3

Both of these conditions relate to time limits imposed regarding details to be agreed and development commencing.

Condition 4

This condition relates to the number of units permitted by the outline which is not based on a site layout, This is the reason for the submission of this application as a full application, to increase the number to 14. This is strongly supported by the proposed site layout indicating that all of Wrexham Councils' overlooking distances have been complied with and also the amenity areas.

Condition 5

Each new dwelling on the development will comply with Level 3 of the code for sustainable homes and provide a minimum of 1 credit under Ene1 – Dwelling Emission Rate in accordance with the requirements of Code Sustainable Homes : Technical Guide Version 3.

Condition 6

Prior to commencement of any development on site, an interim certificate will be issued to the Local Authority certifying that a minimum code for sustainable homes level 3 and a minimum of 1 credit under Ene 1 – Dwelling Emission Rate has been achieved

Condition 7

Prior to the occupation of each individual dwelling a Code for Sustainable Homes Final Certificate will be submitted to the LA confirming a minimum code for sustainable homes level 3 and a minimum of 1 credit under Ene 1 – Dwelling Emission Rate has been achieved

Condition 8

Full tree protection measures to safeguard all trees to be retained on the site including those root structures that may extend onto the site have been prepared and submitted by our consultant Arboriculturalist and forms part of this application.

Condition 9

The facing material schedule attached forms part of this application and specifies the selected materials to be used on a plot by plot basis

Condition 10

A fully encompassing contamination report has been prepared by Geotechnical Engineers Betts Associates. There has been very little contamination found on the site and what has been identified requires minimum of treatment, ie relocation under roads. For full details please read the contamination report

Condition 11

Verification report will be provided where ever necessary to confirm condition 10 has been satisfied.

Condition 12

Normal working hours restrictions as follows

Access to and from the site will be restricted between the following hours

Monday to Friday 7.30 to 18.00, 8.00 to 14.00 Saturdays and at no time on a Sunday or Bank holiday

Condition 13

Submitted as part of this application is the dust management scheme. This will be implemented for the duration of the construction phase. See appendix at rear.

Condition 14

A detailed design layout for drainage and construction layout together with proposed footway and carriageway shall be approved prior to commencement of the development. The approved scheme will be fully implemented prior to first use of the development.

Condition 15

Included as part of this application is an entrance detail for the site indicating a 2.4m x 18.0m visibility splay in both directions. We confirm that the visibility splays will be maintained free from any obstruction permanently as the whole area of the visibility splays will be hard surfaced.

Condition 16

Parking and turning facilities are the adoptable road and private drives for each property. All parking spaces satisfy Wrexham Council's parking standards likewise the road construction also complies with Wrexham Highway Specification.

Condition 17

i,ii,iii, All these items are satisfied by the Site Entrance detail and the planning layout including the additional footpath requested on the opposite side of the existing road.

Condition 18

No private surface water runoff shall be allowed to drain onto public roads. A cut-off drain will be used where necessary to capture any rainwater discharge. A pair of road gulleys is incorporated at the road junction to avoid any road drainage spilling on the existing carway. Also rainwater will be taken to soakaways

Condition 19

No land drainage or surface water shall be permitted to drain to an existing surface water sewer and the foul sewage will be taken to existing foul sewer.

Condition 20

As part of a section 106 agreement a commuted sum will be agreed for the improvement of the existing public open space and play equipment has been agreed and will be paid prior to the occupation of the first dwelling

Design Concept and Principals

The Wrexham Unitary Development Plan (UDP) describes policies for individual settlements within the County Borough and the Proposals Map shows the main towns and villages as having specific 'settlement boundaries'. The purpose of such settlement boundaries is to define areas within which the principle of development is generally acceptable. The above site falls within the settlement boundary for Rhostyllen.

In preparing the design for the site the following policies have been accommodated:-

GDP1	Development objectives
H2	Residential development within settlements
PS1	Settlement limits
PS2	Development and the environment
PS4	Settlement pattern

In addition to the above, the application has considered good design objectives set out in Technical Advisory Note 12. This application is for the proposed erection of 14 number detached dwellings and associated works.

In considering the above the following design procedures were employed:-

- a) Context
- b) Vision and Design objectives.

The final design

- a) Environmental sustainability
- b) Access and movement around the development.
- c) Appearance and character
- d) Public safety and crime prevention.

Context

Careful consideration has been given to how the new dwellings are sited to provide for the continuity of design. The overall scale, massing and appearance both within the scheme and externally of the development have been planned to ensure that the development sits well within its surroundings. A street scene has been prepared to indicate how the shape and form of the buildings relate to each other and with specific reference to properties on the boundaries.

Disabled access inline with national and local policies have been considered within the development. This will feature lowered thresholds to comply with Part M of the Building Regulation and parking spaces with wheel chair access.

Vision and Design objectives :-

The vision of the design is to achieve a development that not only provides accommodation but will define private areas, ie rear gardens and more public areas to the front of the properties.

To achieve an environmentally sustainable design by careful consideration of movement, not only around the dwellings, but also throughout the development.

To incorporate energy efficient saving technology and space heating systems with consideration being given to recycling of waste materials and waste water management.

Each new dwelling on the development will comply with Level 3 of the code for sustainable homes and provide a minimum of 1 credit under Ene1 – Dwelling Emission Rate in accordance with the requirements of Code Sustainable Homes : Technical Guide Version 3.

Access and Movement around the Development

Pedestrian movement within the development is a priority as vehicles migrate to their appropriate allocated garage. This is established by the traditional informal road layout.

A short walk from the site will find public transport, including, local regular train and bus services. Parking standards of 3 spaces per dwelling can be achieved as approved in the local plan.

As required by the “Code for Sustainable Homes (CSH), Storage for 4 number cycles will encourage residents to either bicycle or use public transport to their destinations.

Disabled wheel chair accessibility is enhanced throughout the development with minimum up-stands and change in level.

Appearance and Character

The style and character of the new dwellings are sympathetic in design to the surrounding dwellings with the use of modern materials and construction methods to provide a relaxing stress free environment

The overall scale, massing and appearance both within the scheme and externally of the development have been planned to ensure there is no deviation from the original design proposals and are therefore in keeping with the local surroundings.

There is now a good mixture of differing units in both size and accommodation in the area.

Public Safety

A single main access point into the development provides supervision by residents of visitors to the development. All front gardens and access areas are well surveyed and will enhance crime prevention. Lockable garages provide secure areas for car storage

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The Final Design:-

The site is currently vacant in use and is not of great ecological value. There are no trees on the site and only a few trees and intermittent hedges can be seen on the boundary.

A pre-application consultation with the Planning Department formulated the suitability / layout and format of the design for the site.

The provision of 3 and 4 bedroom detached units provides a complete range of accommodation available for purchase within Rhosyllen and will hopefully sustain longevity of its residents.

Eaves and window detailing are repeated not only from within the development but also from the existing surrounding area. Roof top architecture both in the selection of roof tile and pitch compliment the surrounding dwellings. The built-up frontage to development will also be maintained as previously approved, thereby providing continuity of Streetscape

Good innovative layout design continues into each house with specific attention being paid to wheel chair accessibility. Level access thresholds to each main entrance door and internal door widths of 838mm provide for wheel chair movement through the dwelling, including the ground floor cloak room with, outward opening doors as required under Part "M" of the Building Regulations.

The specific location of garages and parking spaces provide minimum conflict between vehicles and pedestrians and are positioned to provide privacy by protecting and shielding of private areas such as rear gardens. The dwellings are located to achieve at least the minimum and often in excess of the minimum Local Authority overlooking privacy standards.

The Final Design continued:

The Developer has given a written undertaking that each new dwelling on the development will comply with Level 3 of the code for sustainable homes and provide a minimum of 1 credit under Ene1 – Dwelling Emission Rate in accordance with the requirements of Code Sustainable Homes : Technical Guide Version 3.

This ensures an improvement over and above the current requirements of the Building Regulations for insulation and energy saving.

Facilities for collection and recycling of waste water, surface water, domestic waste and waste generated during construction together with the re-use of materials at the end of the developments lifespan is also considered. How energy is created and used during the lifetime of the development and how energy is used in the manufacture of materials is also taken account of. Assessment of building materials and construction methodology are compared with the "Green Guide" and SAP ratings that determine the Dwelling Emission Rate ensure future energy savings.

Date :- 7th February 2014

APPENDIX

- 1) FACING MATERIAL SCHEDULE.**
- 2) DUST MANAGEMENT TEMPLATE**
- 3) ENTRANCE DETAIL**
- 4) LANDSCAPE LAYOUT**
- 5) TREE PROTECTION MEASURES**
- 6) CODE FOR SUSTAINABLE HOMES**
- 7) GEOTECHNICAL GROUND INVESTIGATION REPORT**
- 8) FLOOD RISK ASSESSMENT & CODE ASSESSMENT**
- 9) ECOLOGY REPORT & CODE ASSESSMENT**