

DESIGN AND ACCESS STATEMENT

Site: Land adjacent to Church View, Worthenbury, Wrexham
LL13 0AW

Proposal: Proposed Erection of 1 No two-storey detached house with
attached granny annexe, detached garages, package treatment
plant and associated drainage

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Our Ref: W11/2130/6.0

Proposed Development

The application centres around the erection of two storey dwelling with attached granny annexe, detached garages, the installation of a bio-disc filtration plant and associated drainage on land adjacent to Church View, Church Lane, Worthenbury, Wrexham, LL13 0AW.

The application is a re-submission following withdrawal of planning application P/2011/0042 by others and is now re-submitted by David Owen Associates on behalf of Mr & Mrs Allen.

This application if approved will replace the extant permission Ref No: p/2006/0258.

Introduction

Section 42 of the Planning and Compulsory Purchase Act 2004 substitutes a new section 62 of the Town and Country Planning Act 1990. It provides that a statement covering design concepts and principles as well as access issues must be submitted with applications for planning permission. Section 42 also inserts a new section 327A into the 1990 Act, which prohibits a local planning authority from entertaining a planning application unless it is accompanied by a design and access statement.

Design and access statements are mandatory in Wales. Applicants for planning permission were previously required to provide design statements (paragraphs 4.8-4.13 of Technical Advice Note 12: Design (Wales)).

This statement provides a Design & Access Statement for the above-proposed development. It explains the need for it, its physical and policy contexts, and the design principles adopted.

Policy

The Wrexham Unitary Development Plan 1996 - 2011 was adopted on 14th February 2005. In terms of dwellings in the rural settlement the following policies contained in the Wrexham UDP should be considered.

Policy H2.

Policy GDP1 a), b), c), d), e), g), h), k).

Policy EC7, EC11, EC12 a), b).

Policy PS1, PS2, PS4.

Planning policy Wales (March 2002 as amended) and Technical Advice Note 12: Design emphasise that design is integral to sustainable development, and essential to ensure high environmental quality.

The Technical Advice Note (Wales) 18: Transport (March 2007) seeks to ensure that new development includes appropriate access provision for all traffic, including those with special access and mobility requirements. Conditions can be imposed to secure transport measures and improvements as part of proposed developments. New development should be accessible by public transport, particularly for those without access to a car. See attached transport statement prepared by Landform Highway Planning Consultants.

Site Location and Accessibility

The site sits in the centre of Worthenbury and within the existing settlement boundary. The site area amounts to 1750sq.m. The site falls from front to rear by approximately 0.8m as shown on the detailed topographical survey layered into the site plan Drg No W11/2130/02. The property has been designed taking this difference in levels into account. Access is gained via an existing private drive from the adjacent highway and can be considered level. Alterations to the access and drive will be needed to accommodate the proposals. Due to the topography of the site, access criteria for disabled would easily be met and can be seen on both site plan and floor plans attached. The annexe has been designed for a wheelchair user see floor plans for the space requirements. Access within and around the new dwelling will comply with current building control standards including external surfacing for disabled transferring from a vehicle to the property ie the surface will be sealed (not gravel) allowing for ease of movement of a wheelchair. Again the site plan identifies the areas of hard standing.

Environmental Sustainability

The dwelling is to be designed to reduce demand for energy and carbon emissions by meeting the Code for Sustainable Homes Level 3 (see attached assessors report) incorporating: -

- High levels of insulation.
- Reducing air permeability to the minimum consistent with health requirements.
- Careful design to the fabric to reduce thermal bridging.
- Installation of a biomass heating system.
- Provision of energy efficient lighting.
- Provision of recycling capability inside and outside the home.
- Enhancing security of the home.
- Enhancing sound insulation within the home.
- Rainwater butts.
- Consideration of solar thermal panels subject to agreement with conservation officer.
- Sensibly sourced materials from sustainable managed forests and locally sourced materials reducing transport emissions.

As stated above the storm water is to be stored in butts. The foul water to discharge to ground via a bio-disc treatment plant reducing the waste impact on the ground.

The natural habitat is little affected by this development as the new build is to be erected in the area of garden and existing structures/sheds to be demolished removed. The natural habitat will eventually be enhanced through further planting and landscaping. The existing hedgerows will be enhanced through ongoing maintenance once the site is occupied.

The site exists and sits adjacent to the existing highway, which can be accessed by cycle, foot and car. The village is also served by the Rural TaxiBus Scheme being on the Maelor Route.

By designing to the minimum level code 3 for sustainable homes the development takes into account the impacts of future changes in climate.

Character

The proposal will help to enhance the character of the site by the removal of sub-standard buildings/sheds constructed within the site and replaced with a dwelling meeting the Code 3 requirements. The inclusion of additional hard and soft landscaping reflecting its rural position will also assist in protecting the setting and the surrounding area.

The property has been designed to follow the access drive giving a linear appearance fronting a road taking into account the nature of linear arrangement within the village. Windows to be timber and materials to be traditional brick, welsh slate and oak.

The current land use is residential; the proposal however takes into account the setting and relationship between adjacent uses all being residential.

Community Safety

As stated above Worthenbury is mainly made up of detached and terraced houses in a ribbon form of development fronting the road with areas of clustered housing behind. The occupation and layout of this site will assist in maintaining the natural surveillance of the area.

The retention of residential use on this site creates no conflict of uses with neighbouring properties all being residential.

Movement to, from and within the development.

Policy T1 supports the proposals for new and improved public transport facilities for bus, taxi and rail services. These include public transport interchange, park and ride, car and cycle parking, cycle and walkway routes, and access for buses on new developments.

Planning Policy Wales identifies sustainability as a core element of policy, noting at paragraph 2.1:

“The Assembly will promote sustainable development, that is, development that meets the needs of the present without compromising the ability of future generations to meet their own needs”

Policy PS4 of the Unitary Development Plan states that:

“Development should maintain the existing settlement pattern and character and be integrated with the existing transport network to help reduce the overall need to travel and encourage the use of alternatives to the car.

The site sits within the settlement boundary and served by the unclassified road passing through Worthenbury. The site is serviced by the Maelor Rural Bus Scheme providing direct links to the town centres of Whitchurch and Wrexham. Which in turn provide provides links to the national network of bus and rail routes. Being a countryside location there are local routes for cycle and a footpath immediately outside the site giving pedestrian opportunities to the local area.

Policy T8 states that approved development will be required to provide vehicle parking spaces in accordance with the council’s current parking standards. The development complies with policy T8, as the development does not adversely affect road safety or that of public amenity.

There will be sufficient spaces provided on site these have been shown on the proposed site plan.

The Council's 'Local Planning Guidance Notes No 16 - Parking Standards' suggests at Figure C that 3/4 bedroom dwellings require 3 car spaces per unit. We are providing 3 car parking spaces in garaging with the ability to provide an additional 4spaces, which show compliance.

The scheme complies with the relevant Local Planning Guidance Note. In addition to this se attached Landform Highway Consultant Traffic statement, the councils memorandum commenting and the rebuttal statement in answer to the queries raised by the highway authority.

Archaeological Evaluation

It is accepted that some form of archaeology evaluation is required and would request that a condition be applied controlling this. I have set out below a suggested condition.

Condition *'No development approved by this permission shall commence until the applicant has secured the implementation of a programme of archaeology work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority advised by Wrexham Councils Historic Environment Officer' and CPAT.*

It is intended to appoint Pat Frost BA. MIFA consultant archaeologist at the appropriate time if the application is approved.

Personal

It should be noted that Mrs Allen's (The applicant) parents Mr and Mrs Thelwell are to occupy the annexe. The ground floor of the annexe has been designed particular as an assisted living space as Mr Thelwell suffers poor health and is increasingly dependant on a wheelchair. A separate statement can be supplied together with medical reports and supporting information regarding Mr Thelwell, however if required will be issued under separate cover as we feel this should not be in the public domain.

Conclusion

The planning application proposes the erection of a family dwelling complying with the Code for Sustainable Homes Level 3 with attached annexe designed to the same standards.

The detail of the proposal has been designed to ensure the architectural detail is both individual and of high quality and reflects the development within the village.

All external materials are to match the principles of the local area and to be agreed with the local planning authority.

The access to the proposal exists currently serving three dwellings and after construction again serving three.

The proposed drainage provides a sustainable method of foul and storm water disposal.

The overall package of proposals complies with the policies set out in the Local Plan and National Planning Guidance, and it is respectively requested that the submitted Planning Application be approved.

