

Project **Proposed Residential Development at 75 Hullah Lane, Wrexham.**

JIG/0952/11/ral

Initial Date August 2011
Local Authority Report Stage **Design and Access Statement**

Design and Access Statement relating to a Full Planning Application

Proposed Residential Development at 75 Hullah Lane, Wrexham.

**75 Hullah Lane,
Wrexham,
LL13 9AS.**

August 2011



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Chapter 1 - General

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1.0 Preamble

1.0.1 This Design and Access Statement considers the intention to construct 8 Residential Units at 75 Hullah Lane, Wrexham, LL13 9AS. The properties are to be Code Level 3 as defined in the 'Code for Sustainable Homes' (Department for Communities and Local Government).

1.1 The Planning Application

1.1.1 The Applicant is Mytton Homes Ltd, of 15/16 Dee Court, Bangor, Wrexham, LL13 0AQ.

1.1.2 The site has previously received Planning approval (application ref: P/2007/0679) for the erection of 5 No. three bedroom & one bedroom dwellings.

1.2 The Proposed Site

1.2.1 The site is located on land at 75 Hullah Lane, Wrexham formally occupied by a dwelling See Figure a.

1.2.2 The total area of the site identified as being appropriate for the development by the Applicant is 1885 m² and this is indicated by the red line on the relevant application drawing. Drawing Ref: - AL(0)01 Location Plan.

1.3 A Statement of Intent

1.3.1 Through well thought-out and designed Architecture we will seek to provide a sustainable development, a development which will improve social wellbeing and quality of life for all users and future occupants by reducing crime, improving public health, easing transport problems. Architecture that will embody our vision of functional, attractive and sustainable housing.

1.3.2 Environmental issues are now fundamental to the long term success of any development, coupled with the increased awareness of the public/user it is our intention utilising the Code for Sustainable homes to achieve a level Three certification. Thus reducing pollution and improving the environment for all.



Fig a) Proposed Site Location

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1.4 Site Analysis at a Glance

- 1.4.1 Site History tells us that it has been occupied by residential units for the past 60 years. The dwelling has mature gardens/trees to the front and rear. The house design is typical of the typology of that and its location. The site levels are evident on the site survey drawing AL (0) 02. The boundary has mature hedges/trees and tress screening the majority of the plot.
- 1.4.2 Given the historic use of the site, current status it is clear that the site is a 'Brownfield' Site and as such requires a 'High standard of Design' in order for any development to be successful.
- 1.4.3 The site is located off Hullah Lane; the surrounding architectural character is of residential developments made-up of late 20th Century estate developments. Clearly evident on site inspections the local area in Wrexham has very little clear character. However given the prominent location and the number of recent developments, architectural features can be extracted and used to inform the final proposal.
- 1.4.4 The site generally is screened from view however, the screening is over grown and not considered consistent with the surrounding boundary treatments.
- 1.4.5 Site constraints are the surrounding residential properties, both adjacent to the site and the opposite the site. Existing site access located to the South will be retained but improved.
- 1.4.6 The Site is not considered to a flood risk.
- 1.4.7 See tree report from 'Tree Solutions' for additional tree details/location.

1.5 Pre-Planning Application Discussions

- 1.5.1 A meeting between Mr L. Mytton, Jig Architects and Wrexham planning Department (Mr S Greenland) took place in Mid 2011. The meeting was arranged to discuss the proposal as a whole. JIG Architects were advised to look through the conditions of the previous planning application. Wrexham planning department advised the site fell within the development area and as long as the 'Space around Dwellings' is achievable taking into account the site surroundings then the development could gain support.

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1.6 Planning considered:

- 1.6.1 New Development - The scheme sets out to identify preferred locations for developments which include appropriate 'Brownfield' Sites which require a high standard of design. It is our intension to provide community identity and social cohesion including the adequacy and accessibility of community interaction for all with this scheme.
- 1.6.2 Housing - Our design objectives are for the design proposal to be efficient and effective when using/developing land for residential purposes. These design aspirations we intend to thread through the design conclusion.
- 1.6.3 General Requirements for Development - Our ultimate aim is to ensure the development of sustainable communities, by ensuring that proposals for development are submitted with the highest standards of quality and design possible, are carried out in a responsible and appropriate manner, and have the minimum adverse impacts on the physical, social and economic environment around Wrexham.
- 1.6.4 Design Quality - We will look to the satisfaction of the County Council that our proposals have sought to achieve the best possible standards of design. The proposed development will be responsive to the functional needs of those who use it, whilst making a positive contribution to the distinctiveness and ambience of Wrexham and surrounding area. In short, our design ethos is to improve quality of Architecture, for what we build today will be the legacy we donate to future generations.
- 1.6.5 Building Design - Through understanding of the site it is our intention to submit a proposal which successfully integrates seamlessly into its surroundings. By incorporating indigenous construction techniques and materials it can complement the distinct local character of Wrexham, reinforcing an all important sense of place whilst still retaining individual identity.
- 1.6.6 Landscaping - An incorporated landscaping scheme is an essential component to the success of this development. Landscape will be treated as an integral part of the overall context of the development.

1.7 Pre-Design Consultation with Estate Agent

- 1.7.1 During the initial design process consultation took place with local Estate Agents to discuss the housing markets and demand for housing with Wrexham and its surrounding area. Concluded from the consultation period was that the project would best support a series of dwellings with designated parking.

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1.8 Precedent Study/Style

1.8.1 Below are a series of snap shots which capture the architectural essence we intend to instil into the proposed design/development.



Fig b) Brick/Render



Fig c) Render/brick finishing



Fig d) House frontage

1.8.2 Key influences derived from our design studies are the relationship of buildings to their surrounding landscape, biodiversity and cultural heritage; The relationship between different areas of a settlement; The relationship between buildings, streets and other spaces which make up the public and private domain.

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Chapter 2 - Design Ethos, Design Guidelines and Character Parameters

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2.0 Site Analysis

2.0.1 The existing site survey demonstrates the change in level, totalling 1M from the North To South. The boundary to the West and North have mature hedging growing. The East has mature/over row hedging and trees. The vehicle access point is to the South East corner of the site exiting onto Hullah Lane.

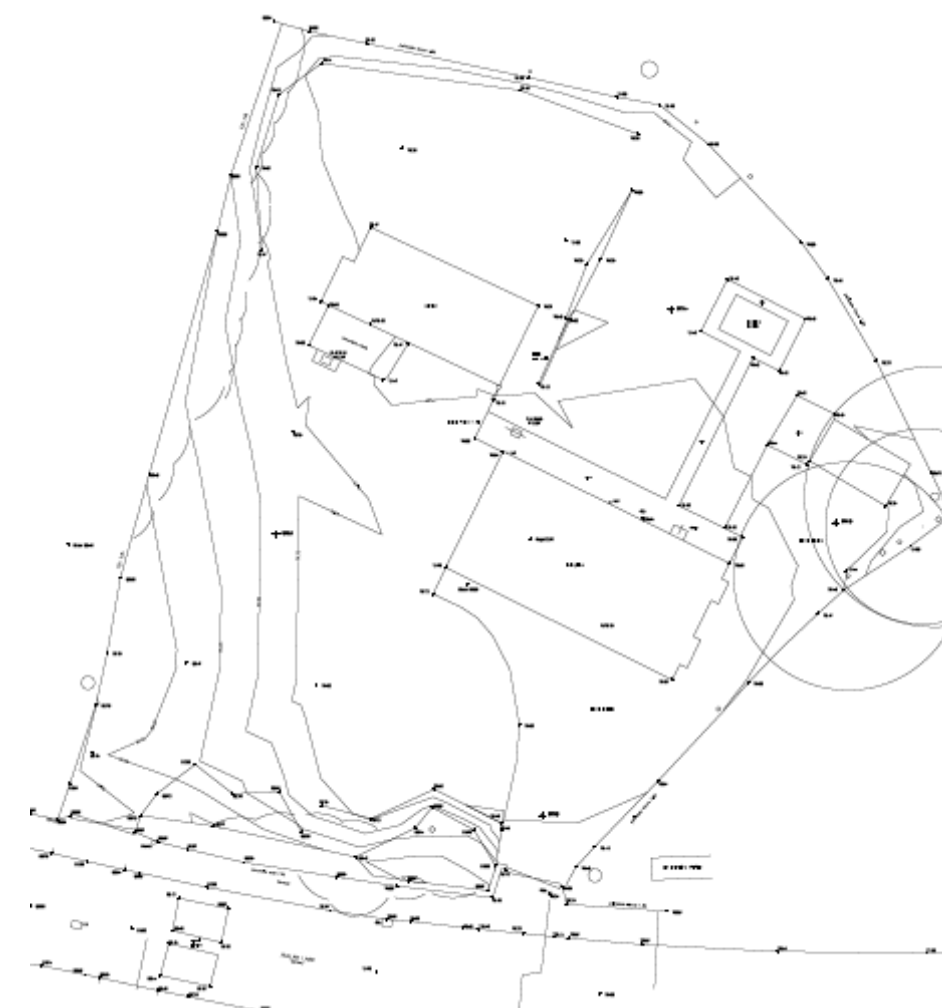


Fig e) Existing Site Survey

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2.1 Photographic Study of the Site

2.1.1 Fig f shows the Site front facade taken from within the site curtilage.

2.1.2 Fig g is a view taken from Hullah Lane.

2.1.3 Fig h is a view taken from Hullah Lane..



Fig f) Site front facade



Fig g) View From Hullah Lane



Fig h) View From Hullah Lane

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2.2 Space Around Dwelling Requirements

- 2.3.1 The planning policy relating to space around developments requires a distance of 11 meters as requested when properties are front/side facing (Front to Side). The planning policy requires consideration of change in levels which can have an impact on the required space around dwelling requirements.
- 2.3.2 The Proposed Dwelling locations accommodate the parameters set out by Tree Solutions and look to work in harmony with the existing trees/landscape.



Fig k) Proposed Site Plan

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2.4 Key Considerations for the Dwelling Designs

- 2.4.1 Through in-depth consultation with local Estate Agents it was proposed that in order for the scheme to be desirable the design should accommodate a minimum of 3 Bedroom dwelling.
- 2.4.2 Parking is located in close proximity to the dwellings.
- 2.4.3 The surrounding buildings have a typical white render or facing brick external appearance which has been continued in the external elevations.



Fig n) Elevations (White Render & Facing Brick)

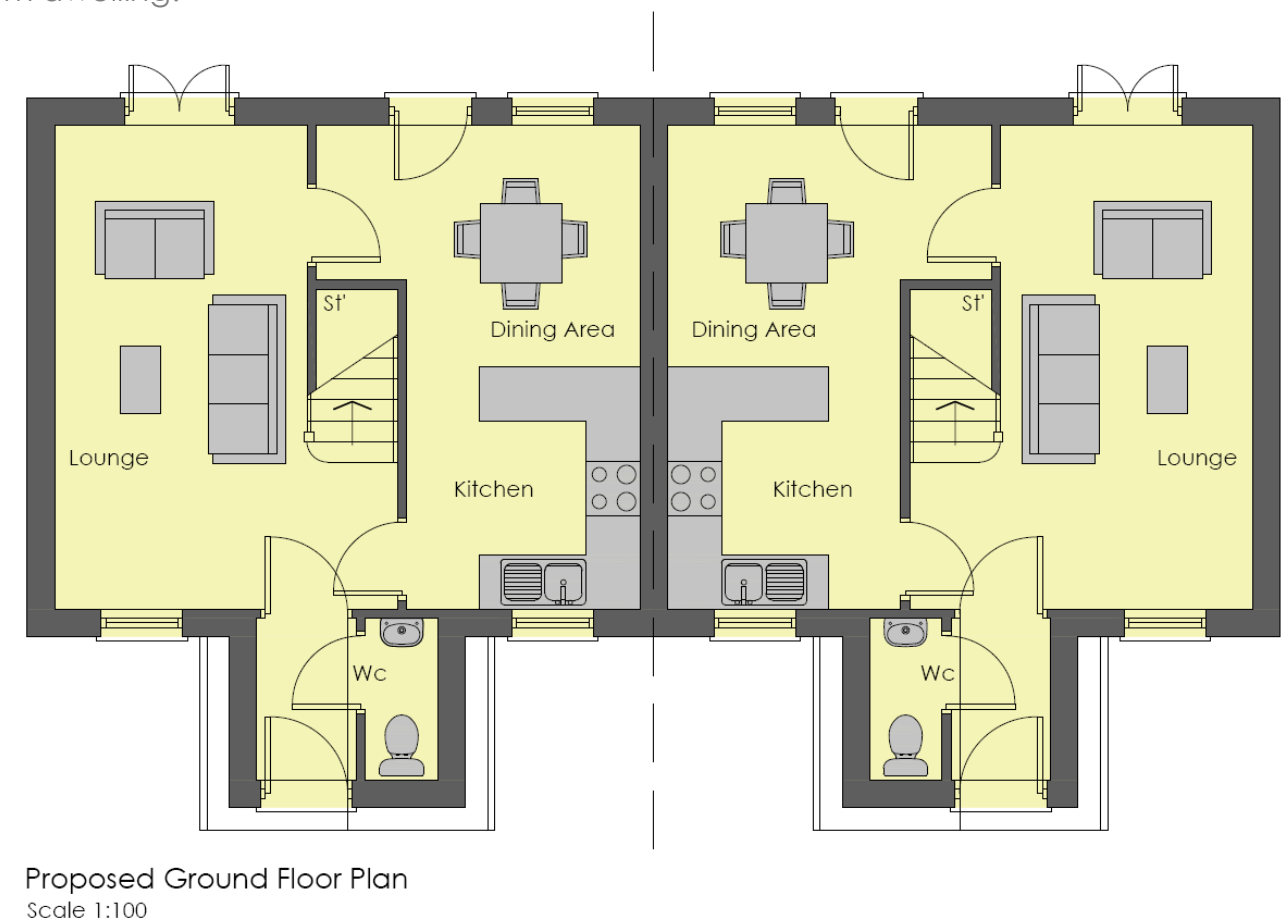


Fig m) Dwelling Plan

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Chapter 3 - Accessibility, Sustainability, Community Safety and Movement

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3.0 Accessibility and Movement

- 3.0.1 Planning/UDP Policy - Through the careful consideration of the development safe access directly to and from the site has been incorporated utilising/improving the existing access. Given the size, surroundings and location no significant vehicular journeys to and from the site will be created, thus any additional congestion or unacceptable disturbance further afield should not occur. Consideration has been given to traffic speeds, the adequacy of visibility splays, proximity to junctions, parking controls and other relevant factors.
- 3.0.2 Car parking provision has a major influence on this scheme. It has been our intention not to provide excessive provision as this may simply serve to perpetuate car usage. With this in mind, the existing car parking standards will be applied as a maximum and provision will not be allowed to exceed this. Through the carefully considered landscaping proposal, measures to reduce the impacts of street parking in severely affected residential areas have been made, retaining existing site features and introducing screening which will retain the rural feel of the site.

3.1 Inclusive Design In General and Community Safety

- 3.1.1 Inclusive design has taken a lead role in the conception of the proposed development. The approach has been to work with the existing site features such as the hedge row, tree locations and spectacular view to create a dwelling fit for its purpose, fit for its location but more importantly sufficient for the end user. A key principal for the client has been the ideas surrounding sustainable design and what environmental impact the proposed dwellings will have on its use and its surroundings. With these important points in mind the final outcome is one that provides maximum utilisation of the site, surroundings and environmental needs and provides a scheme that will co-exist in an ever changing future.

The approach has allowed the understanding of possible difficulties associated with the developments and design them out, thus lending itself to a more considered, 'Intellectual' and 'emotionally' successful design.

In conclusion the proposed development has taken account of people's needs, the diversity and challenges set by the site and the general well being of its users and proposed buildings which accommodate all.

- 3.1.2 The development has been composed with community safety and interaction being a key factor. Throughout conception a court-yard design was proposed to instil community participation and interaction, the layout allows for communal space but also this provides the opportunity for surveillance. The layout will also allow a sense of place, with communal landscapes offering the opportunity for social integrations.

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3.1.3 The proposal looks to provide a clear image and is easy to understand, it has the versatility to adapt to change and accommodate the very notion of 'Life Time Homes'. The site also provides a variety of choice which gives it significant diversity, while providing quality of both public and private realm. The design is fundamentally responsive to what people need and want, and above all is inclusive so everyone can use it safely, easily and with dignity.

3.2 Renewable Energy and Sustainability

- 3.2.1 There is a growing acceptance in society that there is a need to significantly increase the amount of renewable energy creating electricity for our urban and rural environments in order to reduce carbon emissions and the threat of climate change.
- 3.2.2 Today's planning guidance and the requirements of BREEAM's 'Excellent' rating and the Code for Sustainable Homes, 'Level 3', call for the installation of some 'on site' renewable energy technologies.
- 3.2.3 See Appendix 'A' for the Code for Sustainable Homes Pre-Assessment Strategy Report detailing the proposals for a sustainable development.

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Chapter 4 - Accompanying Documentation

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4.0 Accompanying Documents:

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|-------|--|------|
| 4.0.1 | AL(0)01 Existing Location Plan - | @ A2 |
| 4.0.2 | AL(0)02 Existing Block Plans - | @ A2 |
| 4.0.3 | AL(0)03 Proposed Site/Landscaping Plan - | @ A2 |
| 4.0.4 | AL(0)04 Proposed Plans/Elevations - | @ A2 |
| 4.0.5 | Code for Sustainable 'Pre Assessment' | |
| 4.0.6 | Tree Solution Report to Follow | |