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DESIGN AND ACCESS STATEMENT

Ainsley Gommon
architecture : urban design

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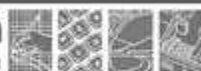
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AFFORDABLE HOUSING & LEARNING
DISABILITIES SCHEME, SCHOOL LANE,
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1.0 BACKGROUND TO THE PROPOSAL

1.1 INTRODUCTION

The Ponciau affordable housing scheme in School Lane is a residential development providing general needs accommodation and supported living bungalows for people with learning disabilities. The scheme consists of fifteen general needs houses, meeting the need set out in the Local Housing Strategy 2007-2012 and the Social Housing Grant Submission 2009-2010 to provide good quality affordable homes. In addition, the Housing Strategy identifies a need to provide accommodation and support for people with learning disabilities. Along with the general needs housing, the scheme accommodates a courtyard development consisting of five residential units for people with learning disabilities, with the provision of an on-site staff bungalow to offer assistance with daily tasks to help aid a productive life, creating a strong sense of community within the development.

It is intended that this Design and Access Statement will accompany the application for full Planning Consent in conjunction with the drawings prepared by Ainsley Gommon Architects.

1.2 VISION STATEMENT

The Welsh Assembly Government's Learning Disability Policy and Practice Statement of 2007 strengthens the duties of Local Authorities to ensure that people with Learning Disabilities can lead ordinary lives, suitably supported within their local community.

Wrexham County Borough Council's Social Care Department wishes to develop "enhanced supported living" services, allowing residents to live within close proximity to their families and communities in settings that can meet their needs. The accommodation aims to provide high



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3	4

1 - 1.2 Support staff can aid the residents in their day to day tasks

2 - 1.2 The proposed scheme provides a mix of family housing.

3 - 1.2 The scheme promotes a sense of community, allowing all residents access to external green space.

4 - 1.2 The independent living bungalows provide the opportunity for residents to pursue their hobbies internally or externally in shared spaces.



1 - 1.2 The site (outlined in red) in its overall context. The photograph shows the location of the former Ponciau Primary School that was demolished earlier this year.

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levels of community based activity and contact with increased levels of independence, whilst providing skilled support that will enable each resident to manage their own needs effectively.

Locating the supported living bungalows within a wider housing scheme will allow the residents to integrate and benefit from being part of a wider community. The proposed scheme in Ponciau aims to provide high priority housing on an excellent site adjacent to the recently redeveloped Ponciau Banks Park, in a semi-rural village location with good links to Wrexham Town Centre. In addition, the scheme provides a mix of thirteen affordable houses and two bungalows for families and older people offering a range of new accommodation to meet differing housing needs.

The design seeks to use the most positive features of the site, its open and sunny aspect and its excellent location to the many public amenities close by.

1.0 BACKGROUND TO THE PROPOSAL

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2.0 CONTEXT

2.1 LOCATION

The scheme is located in the village of Ponciau, close to the neighbouring settlement of Rhosllanerchrugog and approximately 4 miles from Wrexham Town Centre. Ponciau is a village that grew around the coal mining industry and the site itself has a number of filled mine shafts located beneath it.

The site has been occupied by Ponciau Primary School since the late 1800's and was demolished earlier this year. Approximately 0.66 hectares in area, the site is in a prominent location overlooking the recently redeveloped Ponciau Banks Park to the west. Located within a residential area, the site backs on to residential properties to the east and north – west, with Bethel Chapel to the north. On the opposite side of Clarke Street to the south is a row of trees behind which the local playing fields are located.

2.2 PLANNING POLICY

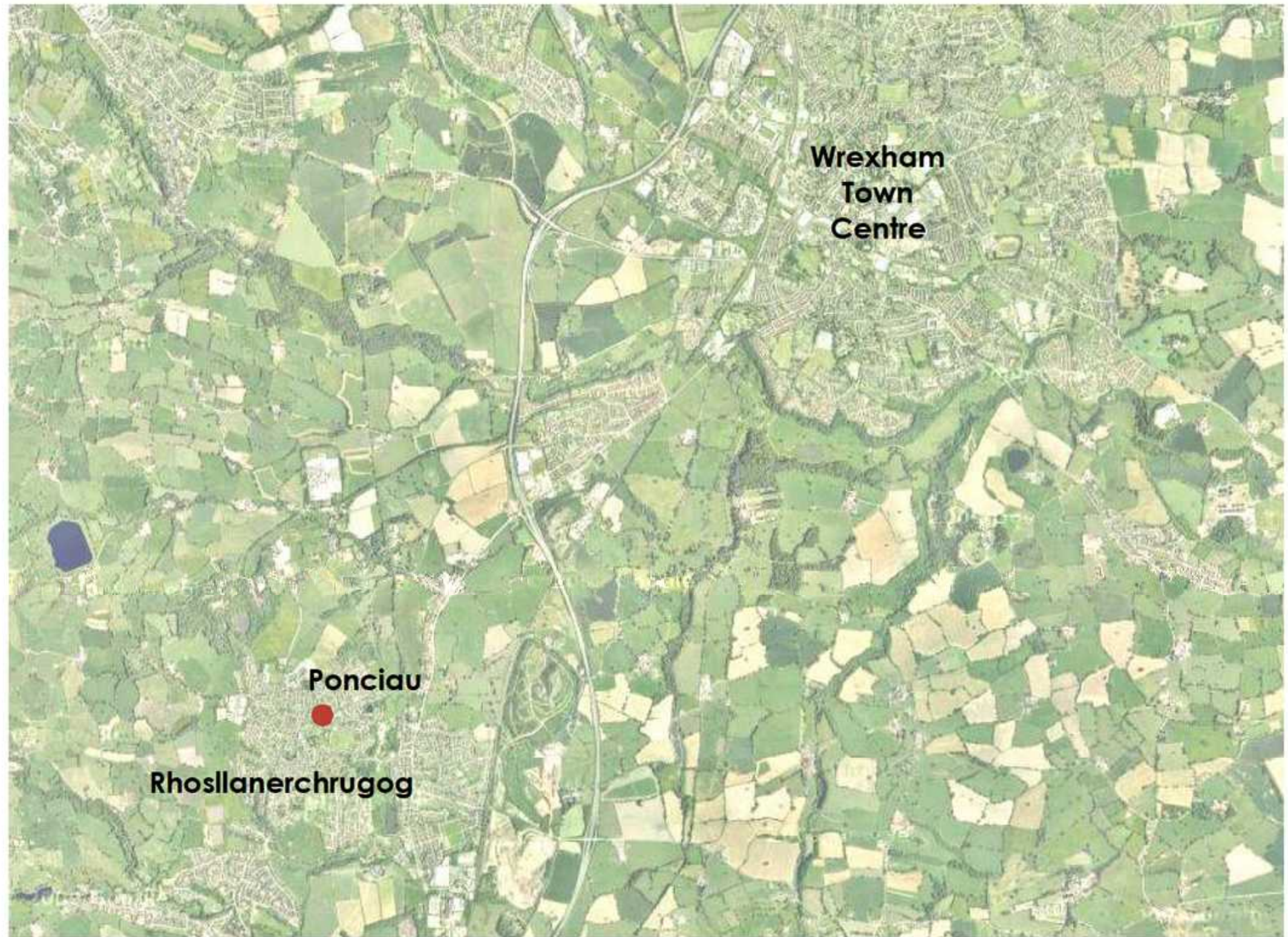
2.21 PLANNING POLICY WALES

This Design and Access Statement explains the approach to creating a sustainable development through good design in accordance with Planning Policy Wales. This goes beyond aesthetics to include the social, environmental, economic and other aspects of the development.

This Statement also aims to explain how the principles of Inclusive Design referred to in Planning Policy Wales have been incorporated to create a development that will be accessible, provide flexibility in use, and an environment that is convenient and enjoyable to use for the residents.

2.22 TAN 12 - DESIGN

The development has been designed in accordance with the principles of Technical Advice Note (TAN) 12 - Design.



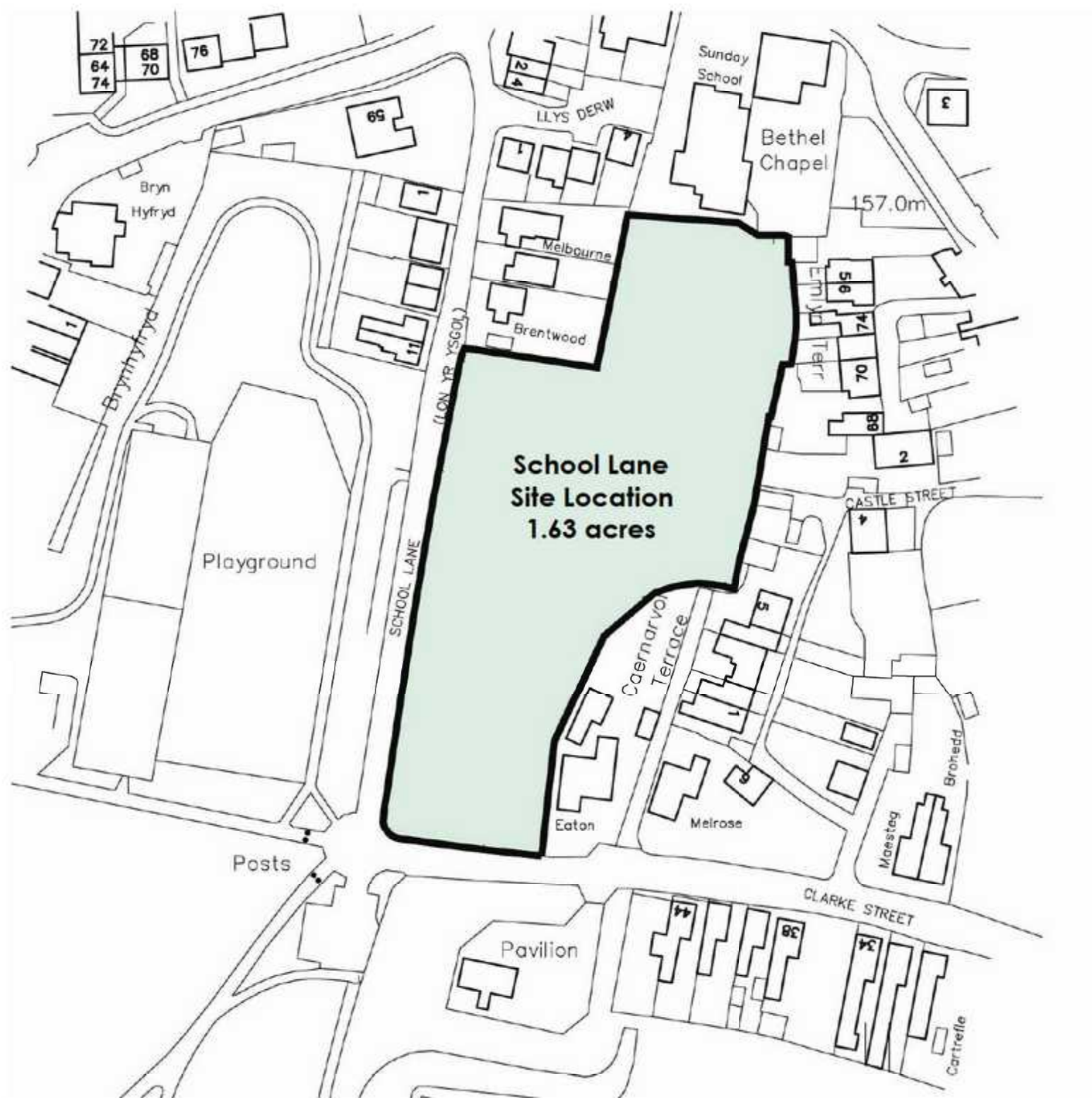
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1 - 2.1 The site (highlighted in red), showing its location within Ponciau and Rhosllanerchrugog and the close relationship to Wrexham Town Centre.



1 - 2.2 The School Lane, Ponciau, site location.

The revised version of TAN 12 - Design was published in June 2009 and this Design and Access Statement has been formatted to reflect the revised content of TAN 12 (2009).

2.23 LOCAL PLANNING POLICY

The following references from the Wrexham Unitary Development Plan 1996—2011 demonstrate the thinking behind Brownfield development in the area, which aligns with the proposals for School Lane, Ponciau.

Wrexham UDP GDP1: GENERAL DEVELOPMENT PRINCIPLES

The Ponciau site development is a sensitive proposal within Ponciau village that takes inspiration from the surrounding character and landscape. The development aims to create a sustainable community and utilises a number of measures to achieve a low environmental impact by carefully considering orientation, using locally sourced materials and adopting measures to reduce energy consumption.

Wrexham UDP PS3: STRATEGIC POLICIES

The development meets the guidelines set out in PS3 by making use of a previously developed brownfield site.

Local Housing Strategy for Wrexham

The Local Housing Strategy for Wrexham 2007-2012 identified five key strategic aims for action over the next few years. This included a stated aim to "ensure that appropriate housing is available for all." This development aims to meet this aim through the provision of supported housing for people with learning difficulties and a mix of general needs housing.

2.3 EXISTING PLANNING CONSENT

An Outline Application for residential development (RHOP/2006/1443) was granted for the site on the 5th February 2007, which stated that a maximum of 25 dwellings would be permitted on the site and vehicular access would have to be served via School Lane. This scheme for 21 dwellings comfortably fits within this criteria.

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2.4 SITE CONDITION

The site was until recently occupied by Ponciau Primary School but this was demolished in early 2009 and has since been left ready for redevelopment. There are a variety of conditions found on the site with the northern part consisting of overgrown grassland that used to be the Primary School playing field. The remainder of the site, formally the school playground and car park, is predominantly tarmaced whilst the footprints of the demolished buildings have been left as rubble.

The site is bound by School Lane to the west and Clarke Street to the south, with vehicular access for the former Primary School occurring from School Lane. Separating the site from the roads is a red brick wall of varying height, reaching 2m in height at places. On the opposite side of School Lane is a row of tall trees which separates the site from the newly developed Ponciau Banks Park. The south eastern corner of the site is open and allows views out over Ponciau Banks Park.

The site has a complex topography, rising 1 metre at the centre on a north to south axis, and sloping from east to west with a level change of around 2 metres. The red brick boundary wall begins to act as a retaining wall to the south, as the southern boundary level is around 1m higher than the road. The land drops away from the eastern boundary meaning there is limited overlooking from the neighbouring properties.

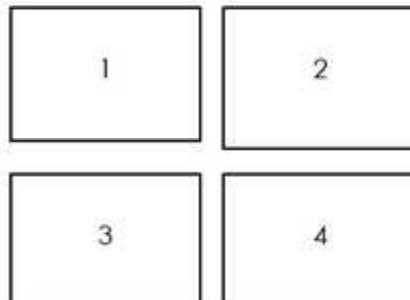
The site is bound to the east by 2m high metal railings to the south east and 2m high red brick wall to the north east, with a small number of trees and bushes providing additional screening from the residential properties which are stepped down in level from the site. The south west corner of the site is bound with attractive railings. A 1.5m stone wall separates the site from Bethal



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1 - 2.4 View of the site looking from the corner of School Lane Close and Clarke Street.

2 - 2.4 View of the site looking south west from the north of the site.

3 - 2.4 The overgrown grassland of the former school playing field.

4 - 2.4 View of the site looking north from the southern site boundary.



Chapel to the north and a 1.5m high brick wall and hedge separate the site from the residential properties to the north west.

It is known that the site was affected by coal mining activity in the past and it is believed that there are six filled mine shafts located within the site boundary. The location of the mine shafts are known from a Coal and Brine Report obtained from The Coal Authority which is enclosed within the planning application. The site layout has taken into account the mine shaft locations and allowed a building stand off zone of at least 8.5m from the shaft locations as recommended by the Consulting Engineers WSP. A Site Investigation is currently being undertaken to determine the exact positions of the mine shafts before development takes place.

3.0 FACTORS AFFECTING DEVELOPMENT

3.1 FLOODING

The Environmental Agency's website has been consulted and confirms that the site in question is not within a fluvial floodplain, with no record or awareness of any flooding having occurred to the site.

3.2 EXISTING GROUND CONDITIONS

A ground investigation is currently being carried out on the site and this report will be made available to the Council.

3.3 ARCHAEOLOGY

We are unaware of any archaeological finds being made in this area or any significant sites of historical interest nearby, which would warrant any investigation of the site.

3.4 EXISTING SERVICES

All service stats have been sought for the scheme including electricity, gas, waste/ mains water & BT telecom. The information currently available shows that currently all services are available and provided to the site along School Lane.

1 – 3.1 Flood Risk Map of School Lane, Ponciau.

3.0 FACTORS AFFECTING DEVELOPMENT

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4.0 DESIGN OBJECTIVES

4.1 THE BRIEF

As expressed in the 'Vision Statement', Wales & West Housing Association and Wrexham County Borough Council are seeking to develop affordable housing and supported living bungalows for people with learning disabilities at School Lane, Ponciau.

Wrexham County Borough Council aims to expand the housing choices available to its residents. Providing supported living bungalows allows residents self contained accommodation with the necessary support to allow people with learning difficulties to live as individuals.

The aim is to create a modern, well equipped scheme that is sensitive to the local context meeting a range of differing housing needs. The buildings are domestic in appearance, attractive and energy efficient, encouraging ease of operation and are convenient in use. The scheme replicates the local built form and uses a pallet of building materials that is compatible with the local vernacular.

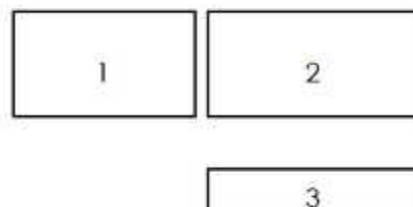
The scheme has been discussed with the Welsh Assembly Government and a housing grant is being sort to help fund the development. The scheme brief aims to meet the Assembly's housing technical standards including Lifetime Homes and Design Quality Requirements.



4.0 DESIGN OBJECTIVES

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1 & 2 The scheme aims to provide a supported living environment allowing the residents to flourish in day to day life, along with fifteen affordable homes.

3 – 4.1 Partners in the scheme: Wrexham County Borough Council, Wales & West Housing Association and Ainsley Gommon Architects.



Affordable Housing

The development consists of 15 general needs houses and bungalows built to Welsh Assembly Design Quality Requirements and Lifetime Homes Standards for future adaptability.

A mix of house types have been used to create a varied positive streetscape to School Lane, in keeping with the local vernacular. Single storey bungalows are located at the key corner between School Lane and Clarke Street, orientated to address the key entrance to Ponciau Banks Park.

Secure by Design Principles have been adopted resulting in all properties overlooking adopted highways and public space, with secure gardens to the rear of the properties.

Orientation has been carefully considered, with living rooms orientated to the south where possible to benefit from passive solar gain.

All of the properties will be built to achieve Code for Sustainable Homes Level 3 and the requirements of the new TAN 22 for Sustainability.

An independent Code Assessor has been appointed to advise on these issues and a report will be provided in support of this application.



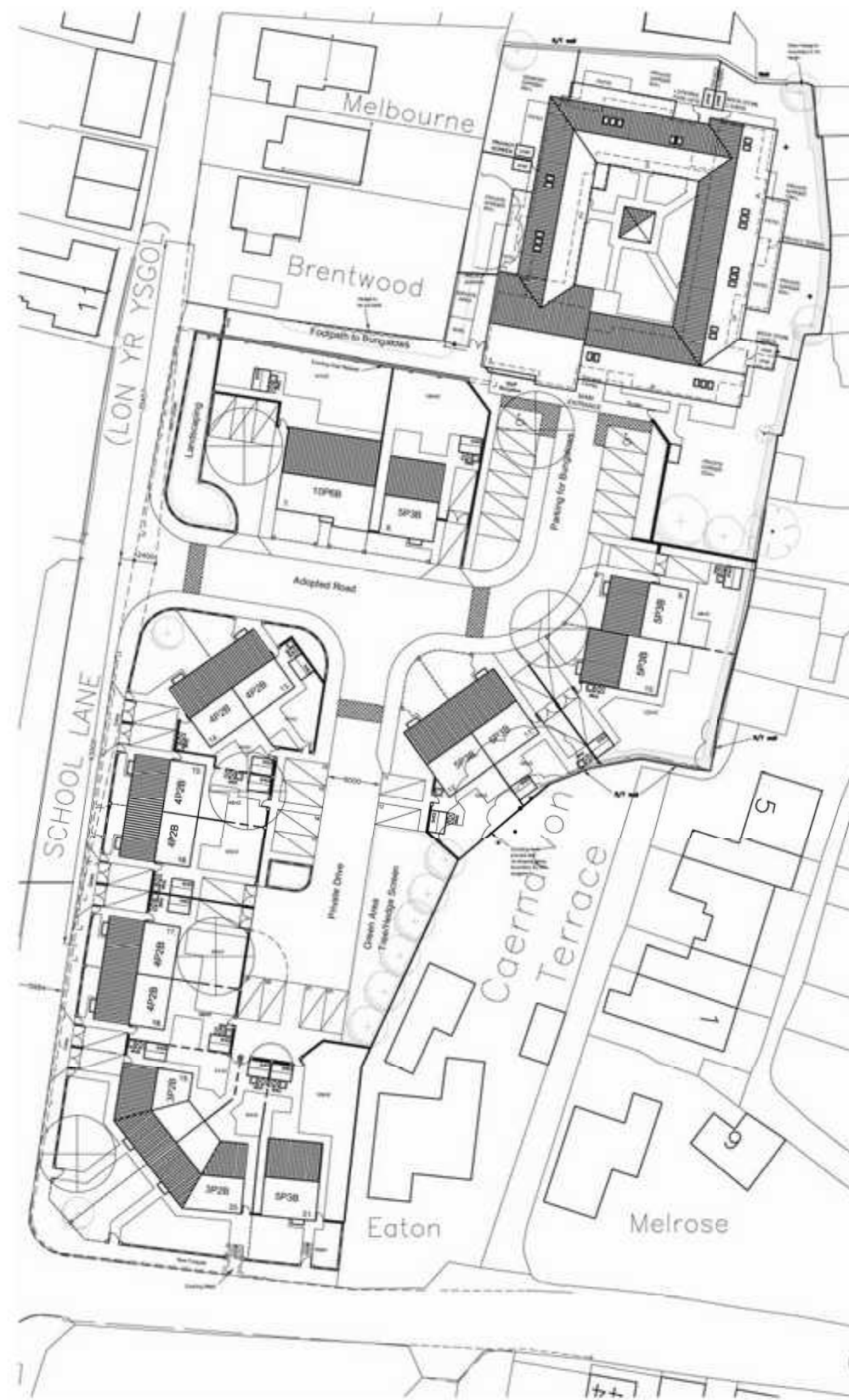
1 - 4.2 Plan showing 3P2B Bungalow Plan built to Design Quality Requirements and Lifetime Homes Standards

2 - 4.2 Block model showing the housing disposition.

4.0 DESIGN OBJECTIVES

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1 - 5.1 Proposed Site Plan

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5.0 CHARACTER

5.1 LAYOUT AND LANDSCAPE DESIGN

The site is categorised as a brownfield site and is highlighted as an area for redevelopment. The scheme provides a mix of affordable housing and supported living bungalows.

The layout has been designed to maximise the use of an unusually shaped site. The general needs housing has been located towards the southern part of the site, allowing the residents to benefit from the proximity and views out over Ponciau Bank Park. A positive street frontage has been created along School Lane and Clarke Street, with a mix of house types helping to continue the village streetscape. The key corner between School Lane and Clarke Street has been highlighted through the use of two corner bungalows that have been orientated to create a strong relationship with the park entrance. Railings have been introduced here to reflect the character of the former school boundary.

The supported living bungalows have been located at the northern boundary of the site, with associated car parking and a dedicated footpath allowing pedestrian access from School Lane. A courtyard design has made use of an awkward area of the site, allowing the provision of both private gardens for the residents and communal outdoor space, whilst outwardly maintaining a domestic appearance.

The scheme has reduced the area of tarmac and hard standings and introduced increased green space to the site, through the provision of garden space. In addition, the scheme proposes the introduction of a number of trees and a hedge screen to reinforce the eastern and northern boundaries, helping to improve the biodiversity of the site.

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5.0 CHARACTER

5.2 SCALE

The scheme replaces a Victorian school building which it is estimated to be around 10m in height. The site is situated within a predominantly residential area, with traditional two storey dwellings to the north and east. The site is overlooked from the west, as the level of the land rises over the park, whilst the land drops off to the eastern boundary resulting in limited overlooking from the neighbouring properties.

The supported living bungalows to the north of the site are single storey to help reduce the impact of the building on the neighbouring properties. The dual pitch roof further reduces the scale of the building, maintaining a domestic feel. The general needs houses on the rest of the site are two storey and are no greater in height than the school building that preceded them. Additional planting has been introduced to the boundaries to the north and east to provide additional screening, helping to reduce the impact of the new development on the neighbouring properties.

The proposed one and two storey development is sympathetic to both the surrounding scale and that of the building it replaces. The new building forms and elevational treatments are sympathetic in scale to the surrounding mature residential areas.



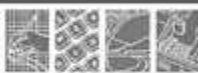
1 - 5.2 Existing two storey residential properties in Ponciau

2 - 5.2 Proposed street elevation showing sympathetic roofscape and similarities in scale

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1 - 5.3 Housing Disposition and Roof Plan

1

5.0 CHARACTER

5.3 AMOUNT

The proposed development will provide the following accommodation:

5 No. Supported Living Bungalows with Staff Accommodation

The supported living accommodation has been arranged in a courtyard design to allow each resident to benefit from having their own private space but with access to staff support and communal spaces to allow the individuals to interact by choice.

All rooms within the bungalows conform to DQR requirements & Lifetime Home standards with features such as provision for hoists between bedroom and bathroom and min 1500mm turning circles for wheel chair users in every room.

5 No. Affordable Homes

In addition the development provides the following general needs accommodation:

- 1 no. 10P6B house
- 6 no. 5P3B house
- 6 no. 4P2B house
- 2 no. 3P2B bungalow

This mix will provide for a range of family sizes as well as couples and the elderly.

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5.0 CHARACTER

5.4 EXTERNAL SPACES

The layout of the development has been carefully considered to maximise the relationship between the new homes and the surrounding landscape. Living spaces have been located to face south, west and east, allowing direct access out into the functional garden spaces which provide for residents needs. The scheme's orientation allows for the new houses to benefit from passive solar gain and ensure good levels of natural light within the primary social spaces, contributing to the requirements of the units to comply with the Code for Sustainable Homes Level 3.

The shared space in the centre of the courtyard has been designed to encourage the residents to interact and enjoy the outside space, with the provision of a gazebo and seated area. In addition, the living rooms to the units open up into private gardens that surround the new linked bungalows, allowing the residents the choice of flexible outdoor space.

All of the general needs houses have small gardens to the front, with low brick walls and railings forming the boundary treatment. The walls are constructed from local red brick helping the development to be sympathetic to the surrounding village context. In addition, the majority of houses have either south or east facing rear gardens, allowing the residents ample green space and access to external drying space.

A new adopted road has been introduced allowing access into the site from School Lane. Car parking for the Supported Living Bungalows is provided adjacent to the main entrance serving the courtyard. Car parking spaces for the general needs housing are provided adjacent to the properties, with many located behind gates in close proximity to level access.

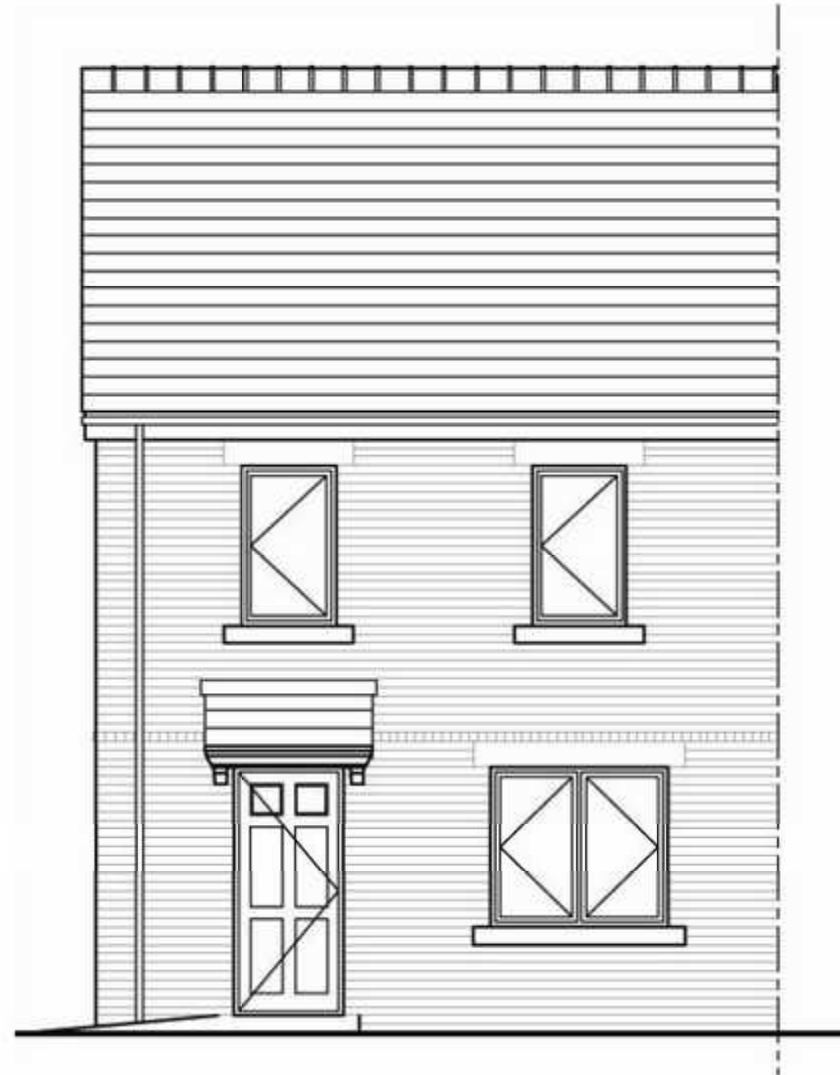


1 - 5.4 Site Plan showing the design of the external spaces, introducing increased green space to the site.

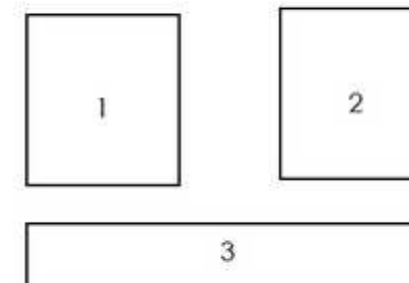
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- 1 - 5.5 Local village vernacular
- 2 - 5.5 Typical Affordable Housing Elevation
- 3 - 5.5 Supported Living Bungalow Elevation



5.0 CHARACTER

5.5 APPEARANCE

The site is located within the village of Ponciau, which has a distinct local character and appearance with red Rhuabon brick and slate roofs. Most of the traditional properties have stone sub cills and headers with string courses at intermediate floor level. Most ridges and hips are constructed from contrasting red terracotta.

It is proposed that the residential development will be sympathetic to the existing character of the village to ensure the buildings fit into their surroundings. The external built form of the buildings have been designed with traditional pitched roof forms, masonry external walls and domestic fenestration.

The proposed external materials are:

- Red facing bricks will be used taking inspiration from the character of the local area. Samples will be provided at a later date.
- Off white render has been used to provide focal points and to break up the scale and massing of the development. Samples will be provided at a later date.
- Reconstituted slate / concrete tiles will be used for the roof with contrasting terracotta ridge tiles to fit in with the surrounding context. Samples will be provided at a later date.
- Timber double glazed windows painted or stained white to complement existing properties.
- Stone cills and headers on primary elevations to reflect local details.

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6.0 ENVIRONMENTAL SUSTAINABILITY

6.1 LANDSCAPE/TOWNSCAPE SETTING

The proposed development is intended to answer an identified need for a housing solution for people with learning difficulties within the wider Wrexham area. In addition, the site also accommodates fifteen general needs houses which results in a strong community feel within the new residential development. The village location, proximity to local amenities and good public transport links means that the Ponciau site is ideal for this use for social, economic and functional reasons.

Ponciau village grew up around the coal mining industry and as a result the village is especially characterful, with many of the buildings constructed from a local distinctive red brick and slate. The surrounding context has been carefully considered and the scheme has been designed to complement the existing pattern and form of development. The scheme is domestic in appearance and scale and as a result material choices have been made to reinforce the grain of the surrounding area.

The site sits in a prominent location within the village and the relationship with Ponciau Banks Park has been reinforced through sensitive design decisions. Positioning six houses looking outward along School Lane has created an active street frontage that overlooks part of the park. In addition two corner bungalows have been located towards the south west of the site helping to reinforce the relationship with the entrance to the park and allowing the properties to benefit from extensive views out over the parkland.

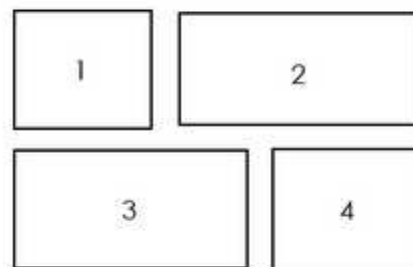
From the outset the proposed development has been designed to work with the site and its landscape context.



6.0 ENVIRONMENTAL SUSTAINABILITY

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1 - 6.1 - View along School Lane, with the site on the right. The proposed development will continue the village street-scape.

2 - 6.1 - Views out over Ponciau Banks Park.

3 - 6.1 - View along Clarke Street, with the site on the left. The proposed development will continue the village street-scape.

4 - 6.1 - Entrance to Ponciau Banks Park.



6.2 BIODIVERSITY & LOCAL ENVIRONMENT

The development site is categorised as Brownfield land and is currently vacant having been cleared of the former Ponciau Primary School in early 2009.

The site is predominantly tarmaced resulting in limited site biodiversity in its current condition. Whilst there are areas of possible habitats in the form of the overgrown grassed playing field and the rubble left from the demolished buildings, these areas are only recently established and it is unlikely to be supporting much wildlife.

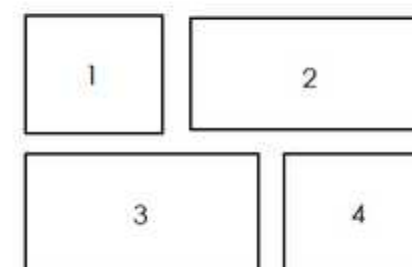
Whilst there is limited biodiversity on site, the site is bounded on the east by a few reasonably established trees.

The nature of the current site could not be counted as of high ecological value and as such is not considered sensitive or vulnerable to redevelopment. An Ecological survey is being undertaken and will be included within the planning application.

The proposed new development will have a positive effect on the biodiversity within the local environment by providing increased green space allowing the creation of possible habitats and feeding opportunities. In addition to the garden spaces, the scheme introduces a number of new trees and hedges to the boundaries that, whilst helping to improve overlooking issues will also help to increase the biodiversity on site.

It is proposed that once the ecology survey is received a landscape plan is provided to amplify the landscape strategy.

- 1 - 6.2 - Overgrown grassland to the north of the site
- 2 - 6.2 - Areas of rubble left from the demolished buildings
- 3 - 6.2 - The site is predominantly tarmaced, resulting in limited on site biodiversity.
- 4 - 6.2 - There is limited biodiversity on the existing site.



6.0 ENVIRONMENTAL SUSTAINABILITY

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6.3 ENERGY EFFICIENCY/CARBON REDUCTION

The aim of the sustainability strategy is to minimise the energy demand and carbon emissions associated with the proposed development, and therefore limit the effect on the environment. In order to achieve this, all of the homes will be built to Code for Sustainable Homes Level 3.

Considering the orientation, micro-climate and built form has allowed the development to benefit from passive solar gain, natural light and wind protection, which will all contribute towards reducing the energy demand.

The following strategies will be used to reduce energy usage:

- Energy efficient heating and hot water systems will be specified within the units.
- 'A' rated domestic appliances will be specified within the dwellings.
- External drying areas are provided to all units to help reduce energy usage.
- At least 75% low energy light fittings will be used within all of the properties

Solar thermal collectors are being considered for the south facing roofs, helping to meet the hot water demands for the buildings.

6.4 SUSTAINABLE MATERIALS

Environmentally responsible methods of construction and a palette of sustainable, locally sourced materials will be chosen wherever possible, in pursuing a design that is both energy efficient and environmentally conscious.

Materials will be selected from local

Element	Location	Material	Outline Specification	Green Guide Rating
External Walls	As elevations	Facing Brick	Clay facing bricks in coloured mortar	A+
External Walls	As elevations	Render	Through-coloured proprietary render on block work	A
External Doors	As elevations	Timber	Hardwood factory painted	A
Windows	As elevations	Softwood	High performance softwood	A
Pitched Roofs	As elevations	Concrete 'slate'	Concrete interlocking 'slate' tiles on timber rafters	A+

6.0 ENVIRONMENTAL SUSTAINABILITY

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1 - 6.4 - Table demonstrating a selection of different materials proposed for use in construction and the desirable aims for BRE Green Guide to Specification rating.



- 1 - 6.5 - An example of a low flow domestic toilet.
- 2 - 6.6 - Residents will be encouraged to recycle.

sources wherever possible to minimise transport energy use and help sustain the local economy. The materials have been chosen for their sustainability in reference to the 'BRE' Green Guide to Specification, for example a traditional cavity wall construction with either facing brick or rendered block outer leaf achieves an 'A+' rating in the Green Guide.

6.5 WATER

SUSTAINABLE APPROACH

In order for the houses to utilise as little water as possible, water efficiency within the building will be maintained through the installation of dual flush toilets and the use of flow restrictors on site.

DRAINAGE

Sustainable Urban Drainage Systems will be considered to avoid overloading the existing infrastructure. Subject to dialogue with the Local Authority water butts will be provided to collect rainwater and reduce the use of potable water for watering garden plants.

6.6 WASTE MANAGEMENT

A site waste minimisation plan will be produced to follow the WAG 'Construction Waste Minimisation Good Practice Guide.' The chosen contractor will be a member of the Considerate Constructors Scheme.

A post-construction domestic waste management and recycling scheme will be implemented.

All kitchens will have internal recycling bins to encourage residents to recycle and minimise their own waste. Removal of standard refuse and garden waste will be dealt with by Wrexham County Borough Council on a bi-weekly basis while removal of recycling off site will be dealt with weekly.

6.7 CLIMATE RESILIENCE

Over the next 50 years the climate is expected to change. Although we cannot be certain what these changes will be, general trends have been predicted. The global mean temperature is expected to rise by between 1 and 3.5°C. In Britain this is expected to mean warmer summers and colder winters. We are also expected to have more extremes of weather, with greater risks of floods and droughts.

To ensure the proposed development can cope with any future changes a number of features have been designed in. The properties will be constructed from heavyweight materials, giving a high thermal mass. This means they will respond slowly to changes in external temperature.

The buildings have been designed to be as energy efficient as possible so as not to contribute further to climate change.

The aim is meeting the needs of the present without compromising people's ability to do so in the future.

6.8 SUSTAINABLE DESIGN STANDARDS

The development will look to gain a Code for Sustainable Homes Level 3 rating for all of the homes.



6.0 ENVIRONMENTAL SUSTAINABILITY

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7.0 ACCESS

7.1 SITE LOCATION

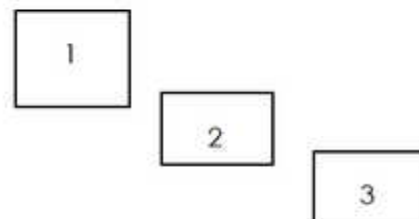
The proposed site is within the village of Ponciau, allowing residents to enjoy living in a semi-rural location but with the benefits of local amenities within walking and cycling distance and good public transport links to the centre of Wrexham. The prime location within the village allows the residents of both the affordable housing and the supported living bungalows to have a positive relationship with the local community.

The topography of the site is relatively complex but the new site entrance is located where the Primary School entrance used to be and level access to the site can be achieved to all the new dwellings. School Lane itself is relatively flat offering good links to the centre of Ponciau and Rhos nearby.

7.2 INCLUSIVE DESIGN

The primary aim of the scheme is to create a place that is easily accessible to everyone either living, working or visiting the homes. The design ethos is to provide access 'for all,' including those with visual and hearing impediments and residents with limited mobility. The best practice guidelines within BS8300:2009 (Design of Buildings and their Approaches to meet the needs of Disabled People—Code of Practice) have been adopted to augment the requirements of Agreed Document Part M.

All external surfaces on the site will have minimum undulation, be non-slip and well laid. Any joints between paving or between changes of material will be no more than 10mm wide and any utility access covers featuring within the hard landscaping will protrude no more than 5mm above the paving level. Where there are any changes in height or direction the surfaces will be clearly marked by a change of texture and a contrasting colour and where

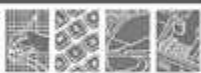


1, 2 & 3 - 7.2 - Sustainable modes of transport are promoted, with amenities within walking and cycling distance, with good links to public transport.

7.0 ACCESS

DESIGN AND ACCESS STATEMENT
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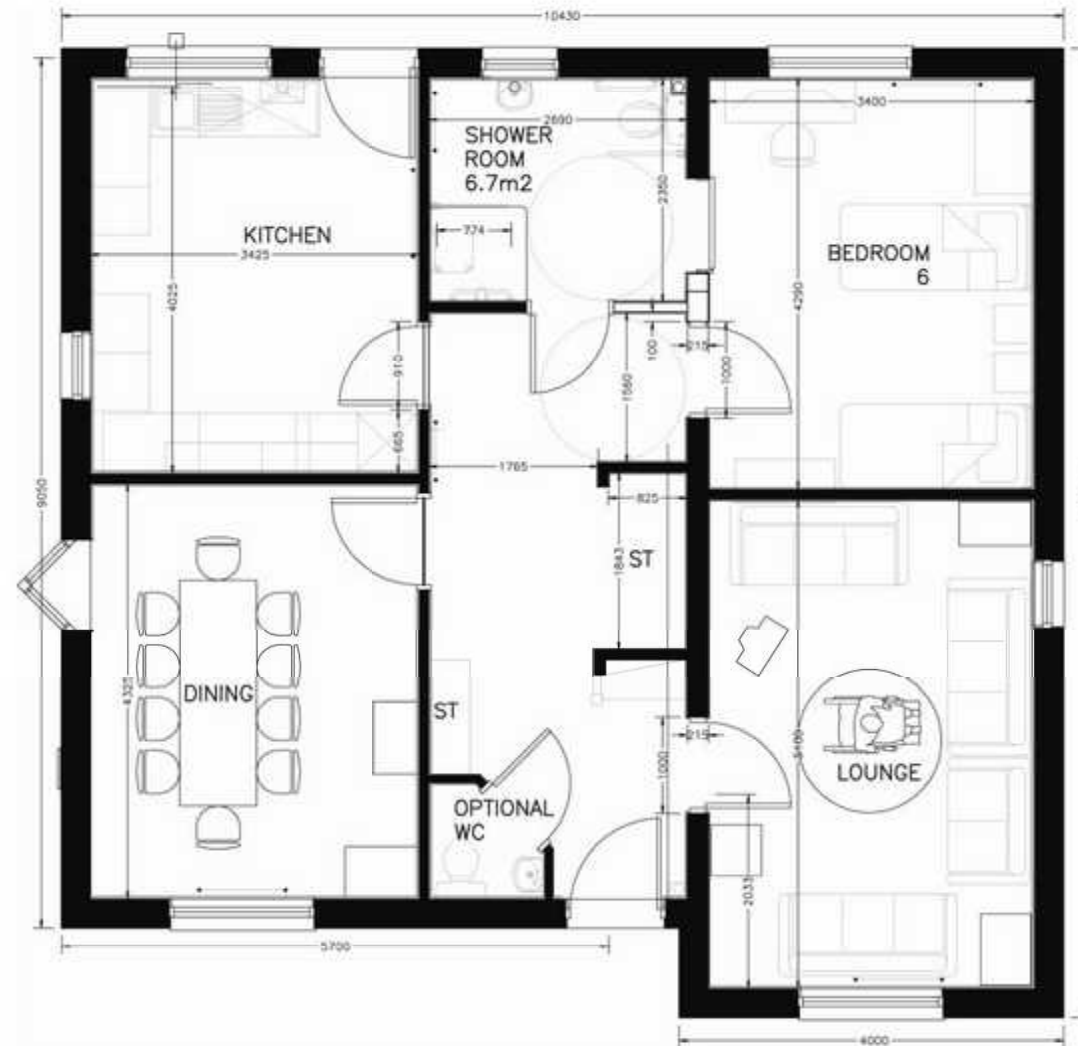


appropriate up stand kerb or low rail.

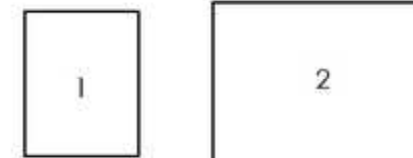
All paths will be a minimum of 900mm and will be continuous with no obstructions. It is anticipated that paths around the buildings will be a minimum of 1000mm for wheelchair access, and where possible will be 1200mm wide. Building entrances will be highly visible and ramped approaches to entrances will be a minimum of 1200mm wide with a maximum gradient of 1:12. All doors will have a minimum effective clear width of 800mm in the houses and 900mm clear width in the bungalows, with vision panels.

A new adopted road will be formed in the location of the former school entrance allowing pedestrian and vehicular access into the development. The majority of properties have within curtilage parking or spaces adjacent to the properties, within close proximity to entrances to allow good accessibility. The road layout has been designed to comply with Highway Authority guidelines and is able to accommodate emergency vehicle access. The Council's Highways Department have been consulted prior to the application being made.

The location of the learning disability scheme adjacent to general needs housing within a village environment facilitates greater social interaction and safety for all of the residents. All properties will be built to Lifetime Homes standards to ensure future adaptability.



1 & 2 - 7.2 - Typical house plans. All homes are built to DQR and Lifetimes Homes standards for future adaptability.



7.0 ACCESS

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8.0 MOVEMENT

8.1 INTEGRATION/CONNECTIONS

The proposed development will take a piece of land highlighted for redevelopment and convert it into a valuable local resource. Sympathetic design and façade treatments have been utilised allowing the development to fit into the surrounding context whilst providing much needed accommodation for people in the area.

8.2 TRANSPORT MODES

The development at School Lane, Ponciau aims to facilitate a wide range of different transport modes for residents, support staff and visitors. Although the development is set in a village location, there are local amenities within walking and cycling distance in the village of Rhosllanerchrugog and good links to public transport into the centre of Wrexham.

8.3 SERVICING

All properties have designated areas to store wheelie bins with access to either School Lane or the new adopted road to allow refuse to be removed by Wrexham County Borough Council.

8.4 PARKING

The scheme allows for each of the five residents of the learning disability scheme to own a car, allocating one car parking space per unit, two of which are for disabled use. In addition there are a further six spaces for use by support staff or visitors. Each general needs house has two parking spaces, whilst the large 10P6B house has provision for three spaces and the 3P2B bungalows have one space per unit.



8.0 MOVEMENT

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1

2

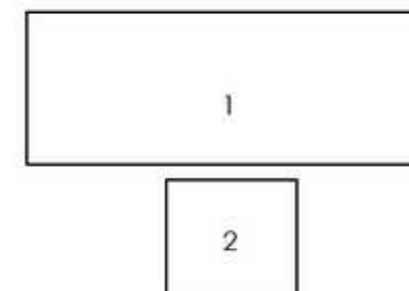
1 - 8.0 Local area map showing proximity to local bus stops for the frequent bus service to Wrexham Town Centre

2—8.0 Local map showing proximity to Wrexham Town Centre and the A483 allowing good road links to Chester and Oswestry.



1 - 9.2 - In-situ example of an anti-climb green mesh fence demonstrating how it blends into the surrounding foliage.

2—9.2—Existing red brick boundary wall which will be taken down and rebuilt to the front of the properties to School Lane and Clarke Street, allowing the creation of a footpath to the front of the properties.



9.0 COMMUNITY SAFETY

The site in its current condition is unattractive and awaiting redevelopment. Introducing housing to the site will help to continue the village streetscape along School Lane and Clarke Street and introduce natural surveillance to both the site and Ponciau Banks Park. The new footpath network will offer safe access for pedestrians.

9.1 SECURED BY DESIGN

Security is of paramount importance within the proposed development and methods to prevent crime have been considered from the outset of design. Secured By Design Approval will be sought for the scheme.

9.2 BOUNDARY TREATMENTS

To enclose and protect the site there are a range of proposed boundary treatments. After consultation with the Highways department it was agreed that the red brick boundary wall to School Lane would be taken down to allow the creation of a footpath to the front of the properties and the necessary visibility splay. The red bricks found in the existing boundary wall to the front of the site are typical of the area and it is proposed that they will be reused or replaced with similar to create a new boundary wall to the front of the properties to School Lane and Clarke Street, allowing the character of the local area to be retained. Elsewhere front gardens will be enclosed by ornamental metal railings 900mm high. Green anti-climb mesh fences will be used to enclose the rear site boundaries. The colour and pattern allow the fence to be unobtrusive and blend into surrounding foliage to the rear of the adjacent properties once the new hedgerow is established.

9.0 COMMUNITY SAFETY

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9.3 SURVEILLANCE

The development has been designed to allow for sustainable management by ensuring that spaces are overlooked and naturally supervised. The form and layout of the housing helps to provide a sense of enclosure.

10.0 CONSULTATION

The scheme to provide affordable housing and supported housing has been a collaborative project that has seen the design developed through productive discussions between the Housing Association, Local Authority and the Design Team. It is anticipated that a proportion of the new residents will come from the LA's housing priority list and or the local area. It is intended that public consultation with the local residents will take place in the near future.

10.0 CONSULTATION

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