



PROPOSED RESIDENTIAL DEVELOPMENT

LAND OFF HERITAGE WAY, BRYMBO, WREXHAM

DESIGN JUSTIFICATION STATEMENT

**Taylor
Wimpey**

Ref: 20069_DJS_01

Date: FEBRUARY 2021

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“ IN RESPONDING TO THE KEY PRINCIPLES FOR THE PLANNING SYSTEM, THE CREATION OF SUSTAINABLE PLACES AND IN RECOGNITION OF THE NEED TO CONTRIBUTE TO THE WELL-BEING OF FUTURE GENERATIONS IN WALES THROUGH PLACEMAKING, DEVELOPMENT PLANS AND DEVELOPMENT PROPOSALS MUST SEEK TO DELIVER DEVELOPMENTS THAT ADDRESS THE NATIONAL SUSTAINABLE PLACEMAKING OUTCOMES ”

‘PARA , 2.17 PPW 2021’





INTRODUCTION

1 INTRODUCTION

The Document

This Design Justification Statement (DJS) has been prepared by MPSL Planning and Design Limited, on behalf of Taylor Wimpey North West ('the applicant') in support of the Reserved Matters Planning Application submitted to Wrexham County Borough Council (WCBC).

The document is structured in accordance with the Planning (Wales) Act 2015 and the Planning Policy Wales 2021.

It explains how the proposals have been resolved through an understanding of local setting, access, scale, massing, and the relationship with its' surroundings, local context and existing on site features. Furthermore, this statement sets out key principles applied to the proposals, submitted herewith.

The development comprises a parcel of land to the north east of Heritage Way, defined as ('the Site'), shown edged red on the Site Location Plan (**Figure 1**).

Planning History

The Site has been subject to a number of planning applications over recent years. Outline Planning Permission (reference: P/2020/0059) for the development of the site for residential development was granted by Wrexham County Borough Council ('the Council') on 27th July 2020.

This was an extension of time application following the previous consents for residential development (references: P/2012/0817 and P/2016/0626).

Planning Policy

The proposals have been informed, and assessed against the adopted Wrexham Unitary Development Plan (1996-2011)(adopted February 14th 2005), and the emerging Wrexham Local Development Plan (2013 - 2028), along with the following 'Local Planning Guidance Notes'.

- *Landscape and Development*
- *Public Open Space in New Housing Development*
- *Cycling*
- *Parking Standards*
- *Trees and Development*
- *Designing Out Crime*
- *Open Space around dwellings*
- *Biodiversity and Development*

The Application

Pursuant to the Outline Planning Permission for residential development, and subsequent extension of time applications, this submission seeks approval of the reserved matters being;

Access; (i.e. detailed arrangement and position into the site).

Layout; (i.e. detailed block form and orientation).

Scale; (i.e. details of the overall scale and massing of buildings).

Landscaping; (i.e. details of soft and hard landscape).

Appearance; (i.e. finishes/materials of buildings & open space).

"for the construction of 70no. dwellings (class C3) and the creation of the site access, together with associated open space, landscaping and highway infrastructure."

1 INTRODUCTION

1.2 Site Location

The adjacent plan (**Figure 1**) highlights with a red edge, the area to which this application relates, forming the 'Full Planning Application' Site boundary.

The Site is positioned approximately 3 miles to the south east of Wrexham, within the village of Brymbo.

The Site previously formed part of Brymbo Steelworks, positioned to the north eastern side of Heritage Way.

The Site is bound to the south and west by residential development, with woodland to the north and Brymbo Sports and Social Complex and associated football pitches is located directly to the east of the site.





THE SITE

2 THE SITE

2.1 Site Constraints & Opportunities

The Site 'Constraints and Opportunities Plan' shown adjacent (**Figure 2**) in plan form presents key parameters and principles which have informed the layout design, ensuring that the development appropriately considers local context and existing site features, along with existing urban form and densities.

Key Constraints & Opportunities

The Site presents a gradual fall across the site, from the western boundary to the east.

An appropriate standoff should be provided between the development and the mature tree group sited along the western boundary.

Consider appropriate locations for sustainable drainage systems, and existing topography.

Opportunity to create strong development frontage adjacent to Heritage Way.

Opportunity to create an area of open space and landscape frontage adjacent to Heritage Way.



2 THE SITE

2.1.1 Site Photographs



Photographs taken from Google Earth, 2020.



2 THE SITE

2.2 Review of the local Built Environment

In accordance with the 'Local Planning Guidance Note (30)', the proposals should seek to respond to local form and character of the surrounding area, where appropriate. As such, a review of local built character and context played an important role during the design and development of the Site, ensuring that the proposals complement the existing character of Brymbo.

A sample of local architecture is illustrated adjacent (Photo's 1 - 9), which demonstrates that no one architectural style prevails.

The local vernacular comprises a mixture of light and dark red brick, buff brick, smooth render and rough cast grey render facings, with grey roof tiles.

Older Victorian properties to the south present the use of brick quoin and dentil course details, with artstone window heads and sills. Grey roofs with contrasting red ridge tiles are a consistent theme. Recently constructed properties to the north west feature a mix of window styles, along with contrasting brick window head and sill details. A mix of grey and red roofs are present.

The existing urban form to the north west and south comprises a mixture of terraced, semi-detached and detached property typology.



2 THE SITE

2.3 Planning Policy

Planning Policy Wales

The planning Policy Wales ("PPW") was adopted in December 2018 (updated February 2021), and sets out the vision for Wales. The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015.

Specifically, it emphasises that ***"Good design is fundamental to creating sustainable places where people want to live, work and socialise. Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places. To achieve sustainable development, design must go beyond aesthetics and include the social, economic, environmental, cultural aspects of the development, including how space is used, how buildings and the public realm support this use, as well as its construction, operation, management, and its relationship with the surrounding area."*** (Paragraph 3.3).

Development proposals should place people at the heart of the design process, acknowledge diversity and difference, offer choice where a single design solution cannot accommodate all users, provide for flexibility in use and

provide buildings and environments that are convenient and enjoyable to use for everyone (Paragraph 3.5).

Wrexham County Borough Council

The Development Plan for Wrexham County Borough Council comprises the Wrexham Unitary Development Plan (1996-2011) adopted 14th February 2005, and the emerging Wrexham Local Development Plan (2013 - 2028), the UDP is in place until the Local Development Plan is formally adopted.



Figure 4: WCBC Proposals (Inset) Map.

Technical Advise Note - Design

The Technical Advise Note (TAN 12) was adopted in March 2016 and is provided to equip all those involved in the design of development with advice on how 'Promoting sustainability through good design' and 'Planning for sustainable building' may be facilitated.

The Technical Advice Note (TAN) should be read in conjunction with the Planning Policy Wales (December 2018) (updated February 2021).





3 INVOLVEMENT

3 INVOLVEMENT

3.1 Public Consultation

Public engagement forms an important role within the planning process, and success in creating a new residential neighbourhood, as such, the applicant would normally host a public exhibition event to explain the proposals, and obtain comments / feedback from local residents. In light of current circumstances, however, and the global COVID 19 pandemic, the applicant has undertaken alternative means of public engagement, which includes;



A local press release providing details of the proposals.



A newsletter has been distributed to properties within the local vicinity of the Site.



A dedicated website which provides details of the proposals has been set up taylorwimpey.co.uk/brymbo.





DESIGN PRINCIPLES

4 DESIGN PRINCIPLES

4.1 Amount

The development seeks approval for the construction of 70no. residential dwellings (class C3).

The overall mix has been carefully considered, ensuring that a sustainable well-balanced neighbourhood is created. The proposals offer a range of family homes, which will support local needs.

The schedule shown adjacent (**TABLE 2**) details the schedule of accommodation proposed as part of this application.

Refer to the suite of planning drawings which accompany the application for further details.

ACCOMMODATION SCHEDULE			
OPEN MARKET HOUSE TYPES	House Type	Description	No.
	ND40	4 Bed Detached	10
	PA42	4 Bed Detached	11
	PD30	4 Bed Detached	5
	PA42	4 Bed Semi-Det	4
	NB31	3 Bed Townhouse	1
	PT36	2 Bed Detached	1
	PT36	3 Bed Semi-Det	7
	PA34	3 Bed Semi-Det	3
		TOTAL	70

TABLE 1

MARKET PROPORTIONS				
	2 Bed	3 Bed	4 Bed	Total
House	3	39	28	70
%	4.3%	55.7%	40%	100%

TABLE 2

4 DESIGN PRINCIPLES

4.2 Proposed Layout

The layout demonstrates good urban design practice, reflects local context, delivers good standards of amenity and provides an appropriate density for its locality.

It is considered that the scheme will create a well-balanced residential community, which will deliver high quality family homes, in accordance with the approved Outline Planning Permission, along with the design requirements of the adopted Planning Policy Wales (February 2021) and Local Planning Policy.



4 DESIGN PRINCIPLES

4.2.1 Proposed Layout

The following design features are annotated with key characteristics which are a result of the contextual analysis, design review and design evolution.

1. Primary vehicle / pedestrian access is proposed to the north eastern side of Heritage Way, constructed in accordance with access detail prepared by Croft, refer to drawing PROP-F01 for further details. Appropriate visibility sight lines are achieved in a north west and south east direction from the access point.



2. Areas of open space are positioned adjacent to Heritage Way. An area to the south eastern corner is reserved for a 'dry attenuation basin' forming part of the sustainable drainage strategy, the location of which has been informed by existing landform and ground levels.



3. Properties sited along the north western boundary are positioned to respect the existing mature tree group and associated root protection zones. This tree belt ensures that existing residential amenity of properties sited along Ingot Close and Bloom Avenue are respected.



4 DESIGN PRINCIPLES

4.2.2 Proposed Layout

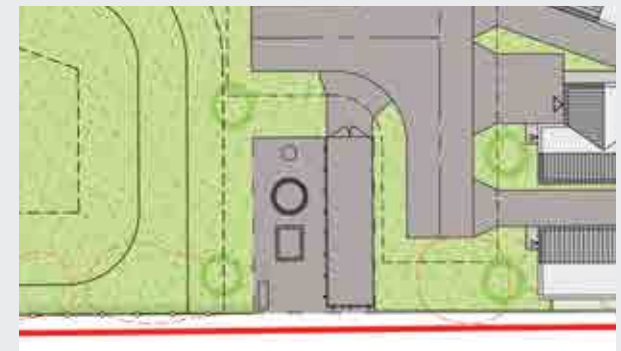
4. Properties are orientated to provide active frontages to all streetscapes. Dwellings which are located on corner plots, at street intersections are articulated to define the corner and provide active interfaces on both sides. Their role is further enforced through carefully chosen materials. Refer to section 4.5.2 of this document for further details.



5. Properties are orientated to create a defined build line and active streetscape. Dwellings are set back behind a private access driveways, allowing for a landscape buffer between development and Heritage Way. This buffer will be complemented by structured tree planting.



6. A water pumping station is proposed to the north of the open space.



4 DESIGN PRINCIPLES

4.3 Scale & Massing

The general scale and massing of the development should seek to respond and respect local context, as such, the proposals reflect traditional housing within the local vicinity, comprising predominantly 2 storey.

2.5 storey houses are strategically sited to terminate street views and key vistas forming, streets which provide distinctiveness and character.

House types offer a variety of ridge heights and built form, creating a degree of natural character and interest across streetscapes.



4 DESIGN PRINCIPLES

4.4 Landscaping

The landscape strategy has been designed to create an overriding character, which will complement the development and existing Site features. Plant species have been carefully chosen to create a cohesive and distinct sense of place which organically creates year round visual interest.

Private Amenity Space

The layout has been designed to ensure dwellings are provided with adequate private amenity space.

Front garden space will comprise lawned areas complimented by a mix of native shrub and hedge planting which naturally create an attractive development edge.

Tarmac drives, where applicable, are separated with native tree planting which vary in size, offering seasonal colour and visual interest within the street scape. Rear gardens will be turfed apart from the areas of hardstanding reserved for refuse and patios.

Refer to the landscaping plans prepared by TBA, submitted as part of the application for further details.

Public Open Space

Areas of open space are proposed adjacent to Heritage Way, and to the western side of plot 1. An area to the south eastern corner is reserved for an attenuation basin which is formed from a wildflower mix of Riverflood Plain and Water Meadow species.

Native hedge planting creates a soft urban edge adjacent to Heritage Way, complemented by mature tree planting. Refer to the landscape details for further information.

Maintenance

The accompanying Management Plan sets out the maintenance intentions/necessary operations required to satisfactorily look after the site once the landscape works are implemented, ensuring the long term success of the proposed landscape strategy.



Figure 6: Extract of the 'Landscape Proposals refer to drawing 6508.01 C.

4 DESIGN PRINCIPLES

Illustrative view of the Braxton House Types establishing high quality design precedent.

4.5 Appearance

Placemaking

The design concentrates on creating successful 'places' and 'communities' for people to live. Building layout and style, hard and soft landscape, highway design and use of materials all work together within the development to create a cohesive overriding character and sense of place. These elements have taken local context, and existing buildings into account, ensuring that the design fits harmoniously into its surroundings.

Architectural Quality and Style

The following design principles have been adopted throughout the development to ensure that the character is coherent, and retains a high quality across the site.

Building Materials and Colour

Facing materials include, predominantly red brick with focal properties featuring render, enforcing their role within the streetscape. Details include contrasting brick details, windows featuring Georgian glazing bars, a mix of grey and red roof tiles and black rainwater goods. The overall design ethos has been to create high quality traditional family homes, which complement existing context, and mixed architectural palette.



4 DESIGN PRINCIPLES

4.5.1 Appearance

Building Layout

Building layout is used to frame effective public spaces within the development, whilst responding directly to the landscape setting. All pedestrian routes and open spaces are overlooked by adjacent properties. The proposal seeks to enhance the sense of place throughout the scheme, creating nodes, vistas and focal buildings. Corner buildings at street intersections will be articulated to define the corner and provide active interfaces on both sides.

Building Style and Form

Building typology comprises a mix of detached and semi-detached style properties, being 2 or 2.5 storeys in height, refer to section 4.4 for further details. 2.5 storey properties are positioned to define entrances and terminate key vistas, whilst contributing to visual interest within the streetscape.

Front Entrances and Boundaries

Front doors and associated canopies have been given careful consideration to ensure that they establish a high quality feel to the streetscape. A variety of boundary treatments are used to protect private amenity, refer to the 'Boundary Plan' for further details, drawing BRYMBO BTP 01 A.



Illustrative view of the Coltham House Types establishing high quality design precedent.

4 DESIGN PRINCIPLES

4.5.2 Appearance

The character is defined by a consistent architectural style, predominantly comprising red and buff colour facing bricks which are complemented by contrasting details. Refer to the 'Materials Plan' for further details, drawing BRYMBO MAT 01.

Focal Buildings

Focal buildings, indicated on the adjacent plan (Figure 7), include render, enforcing their role within the streetscapes. These units will act as reference points, terminate key vistas and create interest within the streetscape.

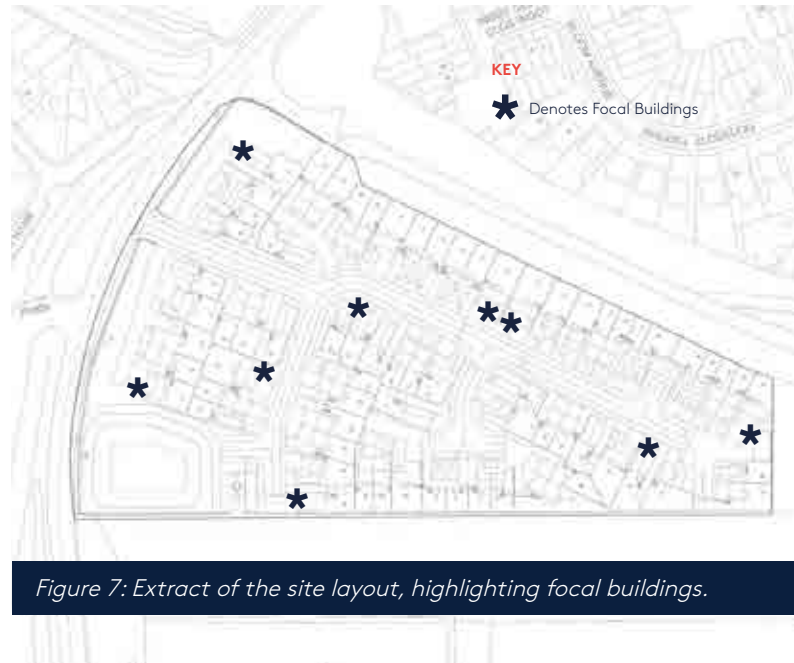


Figure 7: Extract of the site layout, highlighting focal buildings.

Proposed Materials

Roofs

Russell Grampian Slate Grey & Cottage Red
concrete roof tiles

Walling - Brick

Forterra Clumber Red & Wienerberger
Sandlehurst Yellow Multi

Walling - Render

K Rend Buttermilk

Window Head Detailing

Smooth Red contrasting flat brick voussoir

Window Sill Detailing

Smooth Red contrasting brick detailing

Windows

White Upvc with Georgian glazing bar detail.

Barges & Fascia's & Rainwater Goods

Black Upvc

Doors

Composite door with glazed panel - Black

Key Focal Building

Gateway Entrance

Key Focal Building



HERITAGE WAY STREET SCENE

4 DESIGN PRINCIPLES

4.5.3 Appearance - Illustrative Street Scenes



Illustrative Street Scene A-A - Fronting Heritage Way



Street scene location plan NTS

Illustrative Street Scene B-B - Fronting Spine Street



4 DESIGN PRINCIPLES

4.6 Access, Highways & Movement

Access

The principal access for vehicles, cyclists and pedestrians is proposed to the north eastern side of Heritage Way.

The Site access will be constructed to adoptable standards, in accordance with the access detail (PROP-F01) prepared by Croft. The blue circle shown adjacent, indicates the Site access location.

Street Hierarchy

A clear movement hierarchy is defined across the Site which helps promote a permeable layout. The intended street hierarchy comprises, the primary spine street, secondary access streets and lower category shared access driveways.

Street form is created through the use of varying carriageway widths, and the transition from footpaths, either side of the primary spine street, to grass service verges either side of secondary streets.

The majority of properties will take access from primary and secondary routes, with the remaining properties taking access from shared access driveways, designed to serve a maximum of 5no. properties.



4 DESIGN PRINCIPLES

4.6.1 Access, Highways & Movement

Parking

All properties are provided with a minimum of two parking spaces, all of which feature in-curtilage parking arrangements, comprising up front parking in the form of parking bays to the front of the dwelling, driveways fronting integral garages or driveways to the side of the dwelling. Driveways are broken up through the use of soft shrub and hedgerow landscaping to reduce the dominance of hard surfacing and vehicles within the streetscape.

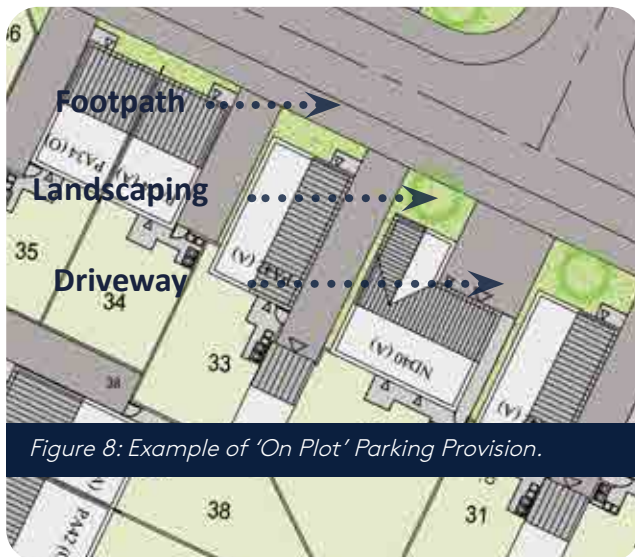


Figure 8: Example of 'On Plot' Parking Provision.

All garages, either integral or detached feature have been designed to have a minimum internal dimension of 3m x 6m, and are included as an additional parking space within the parking provision. Furthermore, garages are set to the rear of the property, avoiding dominance within the streetscape.

Refuse

Refuse and recycling storage has been a design consideration during the layout evolution. As a result, each property will be provided with a paved area within the rear garden, siting the required bins/boxes, in accordance with the councils approved refuse strategy. Refer to (Figure 9), adjacent for an example of refuse storage areas.

Additionally, all properties are provided with direct access from the rear garden to the highway, enabling ease of movement for bins to be left out on the relevant collection day.

Cycle

Garages have been designed to provide an internal dimension of 3m x 6m, as such, can accommodate the provision of cycle storage.

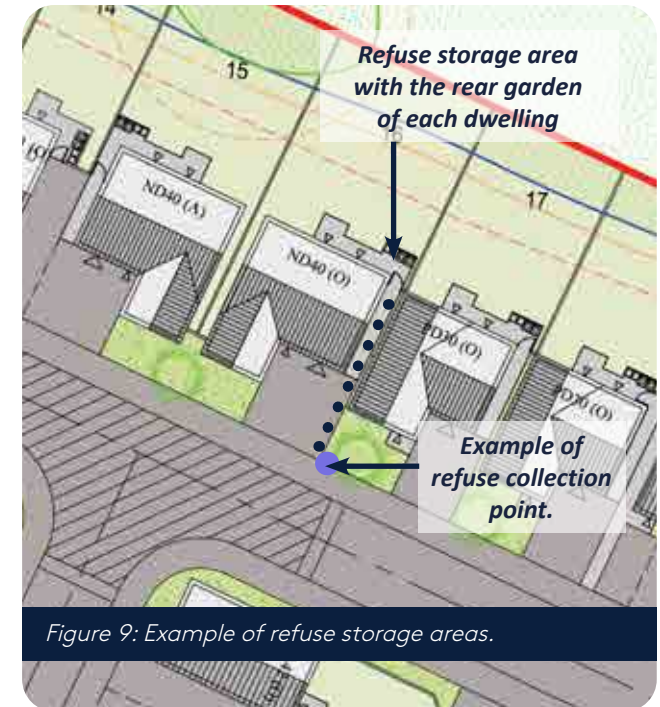


Figure 9: Example of refuse storage areas.

4.7 General Access

Access to and within the public external environment is designed to ensure that there are no excessive changes in level between the highway and the private spaces, where possible. Housing entrances will be constructed to comply with current Building Regulations (Part M), ensuring ease of wheel chair access. Each property will therefore be provided with level access to either the primary or secondary entrance point. Furthermore, houses will have a path and/or driveway providing a safe access route from the public highway to this entrance point.

4 DESIGN PRINCIPLES

4.8 Street Hierarchy

The internal development street hierarchy is as follows;

Primary - Spine Street

This street forms the primary route from the site access. The carriageway will be 5.5m wide, constructed in black bitmac with 2.0m wide footpaths either side.



Secondary - Shared Access Streets

These streets comprise 4.8m wide carriageways constructed in bitmac with red stone chippings, with 2.0m wide grass service verges to either side.



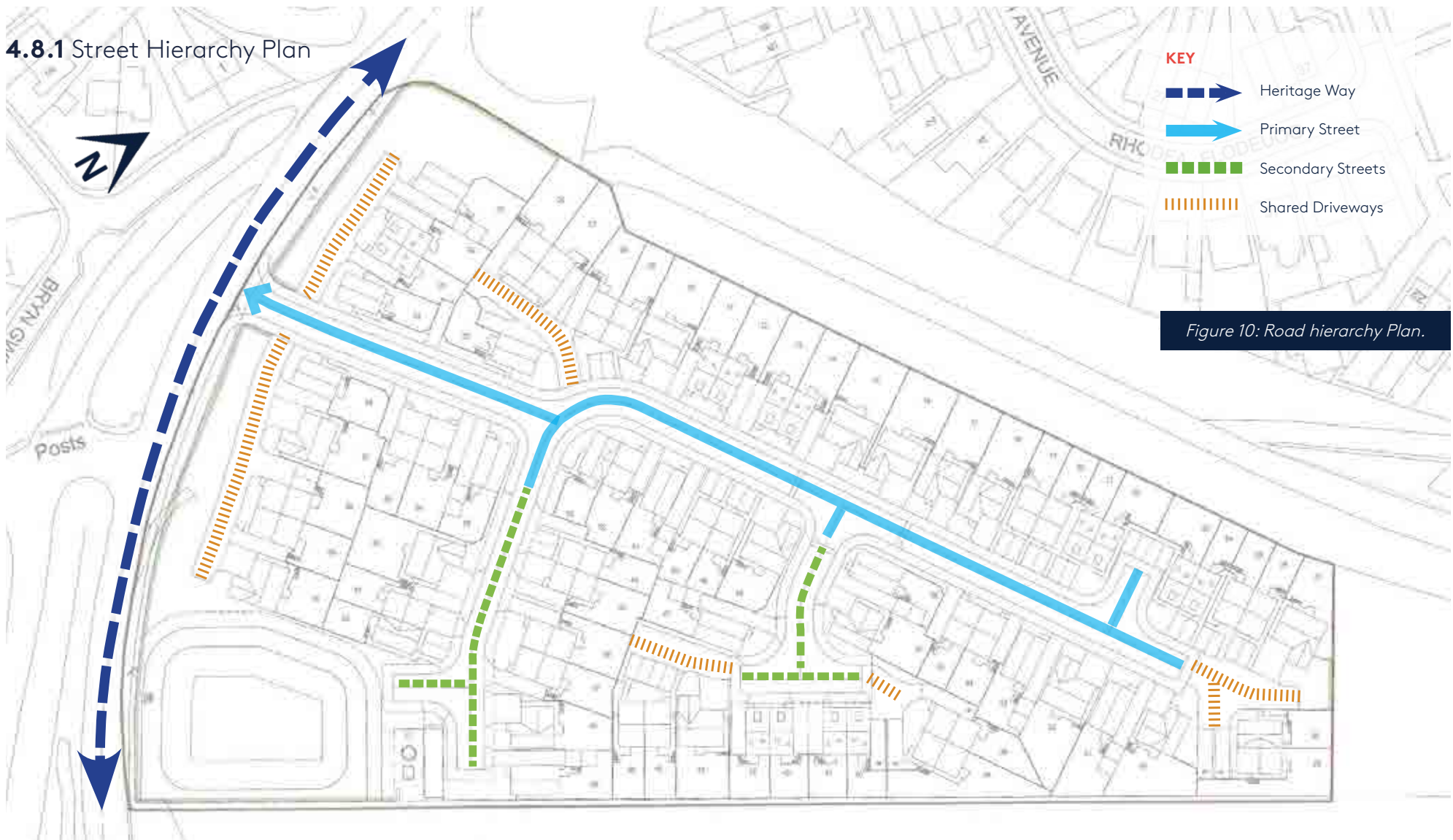
Shared Access Driveways

These access ways are designed in an informal nature, serving a maximum of 5no. properties. They will be constructed in bitmac with red stone chippings.



4 DESIGN PRINCIPLES

4.8.1 Street Hierarchy Plan



4 DESIGN PRINCIPLES

4.9 Pedestrians/Cyclist

Pedestrian Movement

Safe pedestrian movement has been a primary consideration throughout the design stages and development of the site, ensuring that the proposals create a network of permeable links which connect with the wider area.

The following provisions have been implemented as part of the proposals, to ensure accessibility and ease of movement for both pedestrians and cyclists, and connection with existing infrastructure.

Pedestrian movement is encouraged through the provision of new 2m wide footpaths either side of the 'Spine Street'.

Refer to the adjacent plan (**Figure 11**) which details proposed routes in plan form.

The internal road layout has been designed to naturally reduce vehicle speeds through changes in surface materials, promoting safe walking environments across the Site.

An existing footpath route to the north offers connection to Brymbo village, this can be accessed via the existing housing settlement positioned off Sheppard Street, and Miller Road.

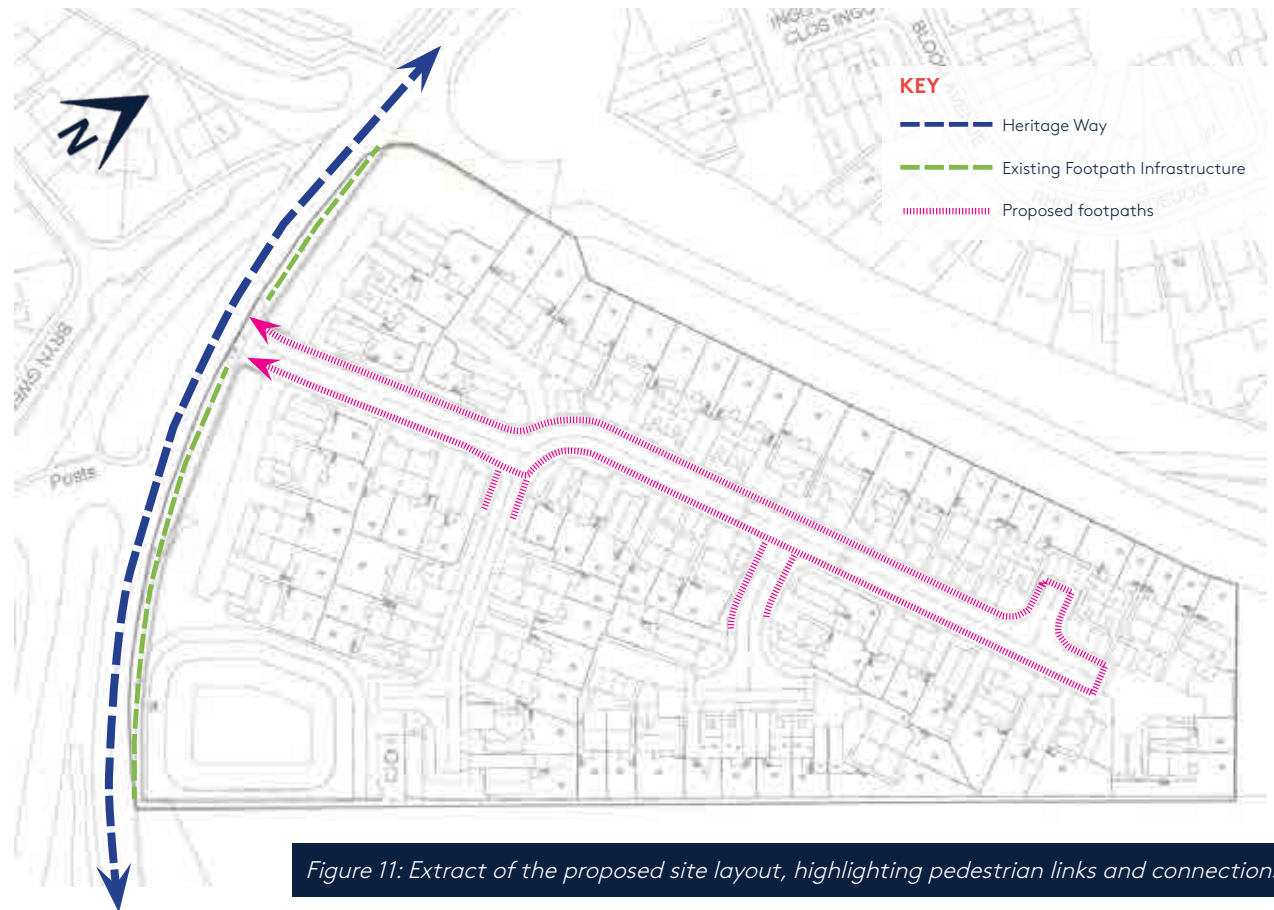


Figure 11: Extract of the proposed site layout, highlighting pedestrian links and connections.

4 DESIGN PRINCIPLES

4.10 Crime Prevention

In accordance with the Designing Out Crime (Planning Guidance Note 24), the development seeks to incorporate the four key principles of crime prevention, ensuring that the overall environment works collaboratively to reduce crime and anti-social behaviour.

"Attractive, imaginative, and feasible design can help reduce crime, the fear of crime, and anti-social behaviour thereby achieving a safer and higher quality environment, and an improvement in residents' quality of life;" (Note 24).

The layout has been designed to incorporate the fundamentals of crime prevention and best practice guidance, further expanded on below;

Footpaths and Walkways

Through the design of layout block form, natural surveillance of footpaths and walkways are proposed throughout the scheme. Footpaths will be well lit.

Front of Buildings

The natural surveillance benefits of residential development will similarly assist in enhancing the security to fronts of buildings. On a more physical level, improvements to structural security are also proposed and are to include

such interventions as access doors to all properties to be fitted with 5 lever mortice locks.

Private Spaces Behind Buildings

Private spaces behind buildings, essentially gardens, will be fenced and benefit from the same levels of natural surveillance as the fronts of properties.

Natural Surveillance

The enclosing arrangement of dwellings and close proximity of footpath and parking areas will ensure that the development benefits from the maximum level of natural surveillance.

No areas within the site provide visual refuge, where intruders could remain unobserved.

Building Entrances

All building entrances whether accessed from the public highway or the private drives are proposed to benefit from physical security measures, such as 5 lever mortice locks.

Boundary Treatments

Private boundaries include secure screen fencing, which

depending on position within the site range between 1.8m - 2.1m high. Access gates are positioned as close as possible to dwelling frontages.

Treatments have been carefully chosen to provide a degree of physical security, whilst acting as a psychological deterrent to opportunistic crime.

Landscaping

Landscaping as proposed will incorporate a choice of trees and shrubs that will contribute to security by means of their density and hostility to climbing, refer to the landscaping layout which is submitted as part of the application.



Defensible Planting - Secure by Design Interactive Toolkit.

4 DESIGN PRINCIPLES

4.11 Adherence with Approved Schematic Layout

The adjacent layout (**Figure 12**) highlights elements of the proposed layout that adhere with the 'Schematic Layout' included within the Design and Access Statement, and approved under application P/2012/0817, summarised as follows;

1. *The Site is accessed from the north eastern side of Heritage Way.*
2. *A defined build line creates an active frontage along Heritage Way. The existing topography allows for a natural set back, with dwellings positioned at the bottom of the embankment, forming a landscape strip which creates a soft and attractive development edge.*
3. *Housing parcels follow a similar alignment to the schematic layout, although have been refined slightly.*
4. *A wildflower meadow is created to the south eastern corner, and will form part of the sustainable drainage system, as this presents the most suitable location for the attenuation basin.*
5. *Appropriate standoff is provided between new development and the existing tree group sited along the western boundary.*

To conclude, this document clearly demonstrates that the development proposals acknowledge the design parameters previously established, creating a balanced, sustainable community, which sits well within the local setting.



Figure 12: Proposed Site Layout.



SUMMARY

5 SUMMARY

“Creating a high quality, and well-balanced residential community”

5.1 Conclusion

The Site has undergone an extensive design review, in close collaboration with the client ‘Taylor Wimpey North West’ consultant team, ensuring that a positive design solution is provided on Site.

The development will deliver a high quality, well-balanced residential community, which will create much needed family housing, appropriately complete the urban settlement boundary, and create a sense of place, in accordance with the Outline planning permission, and local community aspirations.

Furthermore, the proposals will complement and enhance existing site features, creating a development which harmoniously fits within its’ surroundings.

To conclude, it has been clearly demonstrated through this statement that the proposals will enhance the surrounding area in terms of its’ aesthetic, landscape, and ecological value, whilst according with Planning Policy Wales and Local Planning Policy. We therefore request that positive and expeditious consideration is given to this application.



Illustrative Visual - Demonstrating high quality design precedent

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