

DESIGN & ACCESS STATEMENT

Rev P03 – March 2021



83 & 85 HEOL OFFA
JOHNSTOWN
WREXHAM
LL14 2BB

CONTENTS

1.0	INTRODUCTION	3
2.0	PLANNING POLICY & GUIDANCE.....	4
3.0	SITE CONTEXT & CHARACTER	5
4.0	THE PROPOSED DEVELOPMENT.....	8
5.0	MAIN CONSIDERATIONS	9
6.0	CONCLUSION.....	11

1.0 INTRODUCTION

1.01 This Design & Access Statement has been prepared to accompany a Planning Application for the erection of a 2-storey apartment block, together with associated landscape works, on a currently vacant site in Johnstown, Wrexham. The development replaces 2no semi-detached dwellings previously demolished.

1.02 The proposed scheme would provide 3 no. one-bedroom apartments accessible and adaptable on the ground floor and 3no. one-bedroom apartments on the first floor. Each ground floor apartment will have direct external access to the communal garden at the rear of the building. Car parking provision for 9 no. vehicles would be provided at the front, towards the south-west end of the site along Heol Offa. A secure waste compound will be provided with convenient access for the residents and for collection.

1.03 In addition, the following documents will be provided in support of the planning application and will be referenced in this document:

- Preliminary Ecology Appraisal, Marches Ecology, December 2020
- Arboricultural Report, Sylvan Resources, November 2020

2.0 PLANNING POLICY & GUIDANCE

2.01 This design and access statement is prepared following guidance in the following documents:

Welsh Assembly Government Technical Advice Notes:

- WHQS & DQS
- Lifetimes Homes Standards
- Secure by Design
- Adhere to LPG Note 30 (Tan 12)
- Beautiful Homes and Spaces

2.02 Planning consultation has been undertaken and the following recommendations have been advised:

- The positioning of the proposed building to be relocated further east, due to the effect on daylighting for adjacent bungalow (north of proposed site)
- Additional green space towards the west of the site (front of the proposed building)
- Seek advice from highways to assess if dropped kerbing required is feasible
- Reconsider ground floor bedroom window location due to privacy concerns

3.0 SITE CONTEXT & CHARACTER

3.01 The site sits within a medium density housing estate towards the south east of Johnstown village. Heol Offa can be accessed from the North via Bangor Road, Heol Orsaf and Heol Kenyon, or from the West via Ruabon Road and Heol Hafod (please see Figure 2.1 below). The application site is identified in the aerial image provided and measures approximately 0.0944 hectares or 944m².



Figure 2.1

3.02 Ysgol Yr Hafod is approximately a 10-minute walk to the North West of the site. Johnstown Youth Football Club, Johnstown Community Centre and Rehoboth Gospel Hall are situated to the South, as shown in Figure 2.1.

3.03 An arboricultural survey was undertaken in November 2020 due to there being a number of large, mature trees within the application site. The survey categorised the importance of each tree, evaluated which could be removed and highlighted ones to be retained. The full detailed arboricultural survey has been submitted with this application. However, in summary, the survey recommends retaining the 4 no. mature trees T5 – T8 to the eastern corner of the site, and 3 no. hedges 2-4 (refer to full report for details). Care has been taken to ensure the proposed scheme fits carefully between both trees, ensuring the root protection areas are not impacted by the development. Please see Figure 3.1.

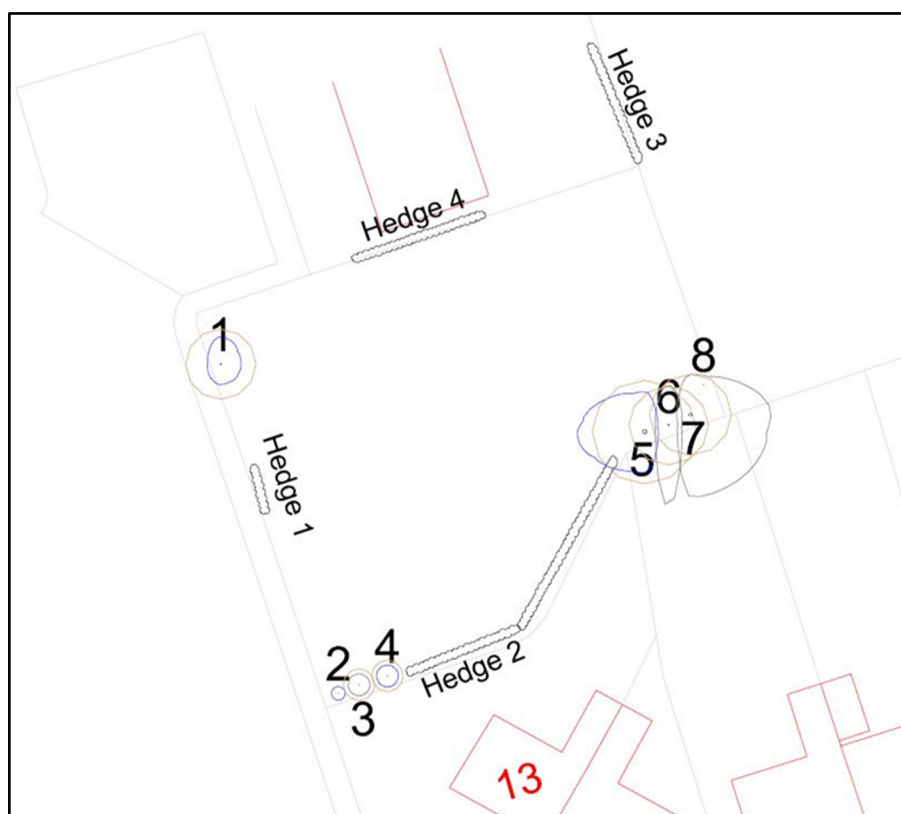


Figure 3.1

3.04 Ecology - A Preliminary Ecology Appraisal was also undertaken on the site in December 2020. The full detailed survey has been included within this application, but in summary, concludes the existing site is of limited value to wildlife, with the proposed works having limited impact.

3.05 Character - The site is located on the edge of Heol Offa, this part of Johnstown has a medium dense urban form and character, created by the following:

- Cohesive architecture in terms of scale, massing and materials
- Ruabon red brick, white render, and concrete cladding
- Mostly two storey domestic residences but with single storey post war prefabricated bungalows to the north
- A moderate to low townscape value



View of plot 83&85 from Heol Kenyon
(Prefabricated bungalows on the site have previously been demolished)



View of plot 83&85 from Heol Offa
(Prefabricated bungalows on the site have previously been demolished)

4.0 THE PROPOSED DEVELOPMENT

- 4.01** The proposed development relates to the erection of a scheme incorporating a total of 6 no. one-bedroom social rented apartments towards the west side of the site. The properties will provide long term homes for the residents of Wrexham and will be used either for single occupancy or couples, in line with WCBC's allocations policy. To meet Welsh Governments targets these properties need to be EPC rating A.
- 4.02** Incorporating the existing access point into the new scheme will involve, landscaping the front of the existing site, introducing a total of 9 no. new car parking spaces, along with the plantation of low maintenance shrubbery.
- 4.03** An Arboricultural Survey has been undertaken, with trees (T5 – T5) located to the eastern and southern ends of the site deemed to be well established and set to be retained (refer to the arboricultural survey included within this application). The scheme fits carefully between these trees ensuring the root protection areas are not impacted by the development.
- 4.04** The massing of the scheme consists of three blocks each containing 2 no. one-bedroom apartments with their own circulation core, set perpendicular to Heol Offa. Each block is to be set back at least 7.5m from the road to allow for parking at the front of the building.
- 4.05** In terms of landscaping works, there will be parking provision to the front of the development, with a total of 9no. of under croft parking bays separated with 3 no. of low maintenance shrubbery areas. Along the perimeter of the building will be a minimum of 1.4m wide accessible pedestrian path. The eastern corner of the site will incorporate the existing trees and provide amenity space for the new development as a communal garden.
- 4.06** The proposed building would be laid over two-storeys. 3 no. one-bedroom apartments would be located on the ground floor each with an open plan kitchen / living space to the rear, each with a back exit to the communal garden. 3 no. one-bedroom apartments would be located on the first floor, each with an open plan kitchen and living space to the front. Circulation space would be provided within each apartment block, towards the front of the building where the first-floor apartments can be accessed.

5.0 MAIN CONSIDERATIONS

PRINCIPAL OF DEVELOPMENT

5.01 According to the Wrexham Planning policy has, over the last twenty five years, given priority to new housing development in the urban villages located to the west and south of Wrexham in order to stem population decline, maintain community services, encourage redevelopment of disused sites, and generally to improve confidence in those villages.

PLANNING CONSULTATION

5.02 The design team have taken on board the comments made in the planning consultation and in turn investigated the options however, had to retain to the original layouts due to the reasonings below:

- Moving the building further back into the site would encroach on the currently shown 3m easement of the sewer diversion and may require a more complicated S185 to reconnect into third party land further downstream.
- The access between the building and the neighbouring property boundary would be significantly reduced (again losing the required easement) and would hinder future maintenance clear access for DCWW. This would be a big concern with regards to adoption on the sewer.
- The revised ground floor internal layout would have resulted in long, narrow spaces rather than a more square arrangement. It will also mean the ground floor units will not have direct access to the garden, which is a desirable feature.

VISUAL AMENITY

5.03 Comprising a pitched concrete tiled roof above white render and facing brick elevations, smaller gables are presented to the front elevations creating a strong, traditional aesthetic. The scheme has been subject to early consultation and has been well received, with the client team happy with the design.

5.04 The site is located within a moderate to low townscape value housing estate. As such, it was important to respect the character and appearance of the area while ensuring the new development enhanced its surroundings. The majority of the surrounding buildings are of red brick and white render construction and the new development looks to honour this use of material, but also distinguish itself from the surroundings.

In terms of height and scale, the proposal looks to match through with the surrounding picking up on the strong gable features of the nearby gable structures. The development also seeks to respect the current quality of the site by setting the new structure away from the road, retaining key mature trees and introducing further greenery in the form of low maintenance shrubbery set between the car parking spaces.

SUSTAINABILITY

5.05 The intent of the new design is to deliver a new building that is as sustainable as possible within the limits of the project scope and available budget. At this stage in the project we have proposed the following key principles which will be driven through delivery of the project:

- Active Measures to Minimise Energy Consumption
 - Incorporate energy efficient lighting.
- Materials
 - Local materials / low embodied energy. We would aim to use materials that are as local as possible and to select materials with low embodied energy contents wherever possible.
 - Responsible sourcing of materials. We will avoid using irresponsibly sourced materials or materials which create large amounts of waste.
- Renewable Energy Sources
 - Air source heat pumps will be installed to service each apartment.
- Drainage
 - It is proposed that a sustainable surface water drainage system will be provided and subject to a separate SABs application. This will be dependent on the suitability of the substrate for infiltration. The paving to the drying area will be permeable.

6.0 CONCLUSION

6.01 This Design and Access Statement, scheme drawings and supporting documents demonstrate how current guidance and planning policies have been considered in the design of the new building to provide a solution that will be of positive benefit to the community and will not have an unacceptable effect on the character and appearance of the site.