

BONC WEN, RHOSLLANNERCHRUGOG, WREXHAM

DESIGN & ACCESS STATEMENT

22.10.2020

REV P6

BONC WEN, RHOSLLANNERCHRUGOG

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1.0 INTRODUCTION



1.01 SCHEME OVERVIEW.

This Design and Access Statement has been prepared by Pozzoni Architecture in support of the full planning application for the proposed redevelopment of the site at Bonc Wen, Rhosllannerchrugog, Wrexham.

The purpose of this report is to describe the design approach and strategy, and highlight the factors that have informed the scheme layout and design. The following pages should be read in conjunction with all the accompanying submitted drawings and reports, and any additional documents, which form part of the planning application

Pozzoni Architecture have designed this scheme in response to the specific requirements of the Client, using our experience of previously completed, similar schemes.

The applicant is North West Housing Association. The proposal is to create 12 new affordable residential units on the site, comprising of new walk-up apartments in three blocks. Each block will be 2-storey in height.

The new build accommodation will comprise of three semi-detached blocks, with new parking, amenity and garden spaces also provided.

This statement supports a Detailed Planning Application under the Town & Country Planning Act 1990.

Aerial site view showing the site extent



1.02 THE ARCHITECT.

Pozzoni has a wealth of experience and a proven track record delivering successful residential projects to accommodate a variety of end-users. Pozzoni believe the proposed scheme will provide both an appealing and homely environment for future residents, and a functional and aesthetically-pleasing public realm for the general public.

Pozzoni's approach has been to combine our residential experience and knowledge, with extensive research and site analysis of the site to propose a contemporary scheme which compliments the surroundings. Pozzoni have aimed to develop a scheme which positively contributes to the existing urban context and the wider community.

Examples of previously completed schemes.



Previous site layout designed by TACP Architects (Planning Application reference P/2015/0915)

1.03 PLANNING CONTEXT.

As suggested in section 2.1 of the Welsh Government publication; Site & Context Analysis Guide: Capturing the value of a site (March 2016), research has been undertaken regarding the sites previous planning context and further advice sought from the planning consultant on national and regional policies.

The site has been subject to several previous planning applications, the history of which is summarised below:

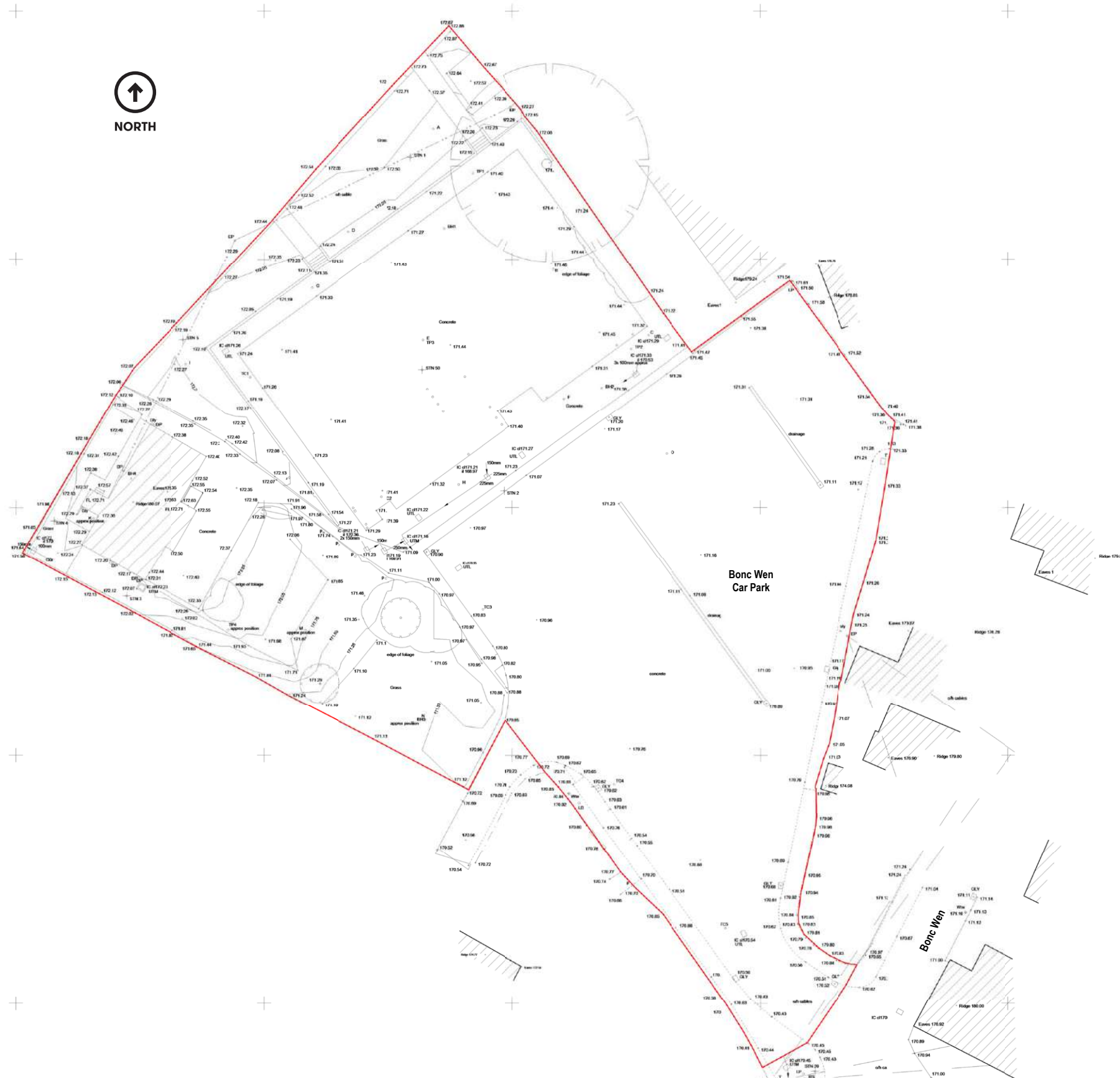
Application ref: P/2010/0243: outline application for a residential development of 9 units, with all detailed matters reserved. This application was granted with 13 conditions on 26th July 2010.

Application ref: P/2015/0915: full planning application for new residential (Social Housing) development consisting of 11 new dwellings - 1 No bungalow, 1 No block of 4 apartments and 3 No pairs of semi-detached houses. This application was granted with 21 conditions.

Application ref: P/2016/0253: a Non-Material Amendment of Application P/2015/0915. This application was granted 19/03/2016.

Application ref: P/2016/0604: application of approval of details reserved by conditions imposed under application P/2015/0915. This application was withdrawn 09/01/2020.

2.0 SITE ANALYSIS



Existing Site Plan

2.01 SITE LOCATION / EXISTING CONTEXT.

The following Site Analysis Section has been informed by the publication - Site & Context Analysis Guide: Capturing the value of a site (March 2016).

The application site is an irregular shaped site, of approximately 0.67 acres / 0.27 hectare in size, and is located to the west of Bonc Wen, Rhosllannerchrugog, Wrexham.

Rhosllannerchrugog is situated approximately 5 miles to the south-west of Wrexham City Centre. The site is located in the centre of the shopping and residential area of Rhosllannerchrugog, and lies within the settlement limit as defined by the current Wrexham Unitary Development Plan 1996 – 2011.

The eastern part of the site is a public car park and the northern side of the site is now a cleared parcel of land. Access to the development site is directly through the Bonc Wen car park itself. A footpath runs along the north-western edge of the site and there is residential housing to the northern and western boundaries of the site. There is an existing concrete plinth with a retaining wall around three sides, the land beyond these walls is approximately 1m higher than the wider site and car park. The northern corner of the site is the highest point. Overall the site slopes down towards the Bonc Wen entrance to the car park, and also to Glanrafon by approx. 1.2m.

There is an existing vehicular access point to the southern boundary of the site, which provides access to garages bounding the site and to Glanrafon, which is to be maintained as part of these designs.

The north western part of the site formerly housed the Local Authorities Local Housing Office and also a Community Centre building, both of which have now been demolished, however a concrete plinth still remains. The Community Centre was demolished around 1989, while the office building remained in use until 2015 when it was also demolished. The site was identified by Wrexham County Borough Council for the provision of affordable housing in 2010.

There is a large existing tree in the northern corner of the site, close to the boundary, and the current proposals look to retain this tree.

The site is currently unused and under utilised and the proposal represents an excellent opportunity to deliver much needed residential accommodation in this part of Wrexham. The scheme will provide a wide range of benefits including the provision of affordable housing close to the town centre. The scheme will also provide short term, employment for the construction works.

2.02 SITE PHOTOGRAPHS 01.



View towards the Bonc Wen entrance, from the centre of the car park.

2.03 SITE PHOTOGRAPHS 02.



View from the centre of Bonc Wen car park to the north-east.



View from the centre of Bonc Wen car park to the south-west, towards Glanrafon.

2.04 SITE PHOTOGRAPHS 03.



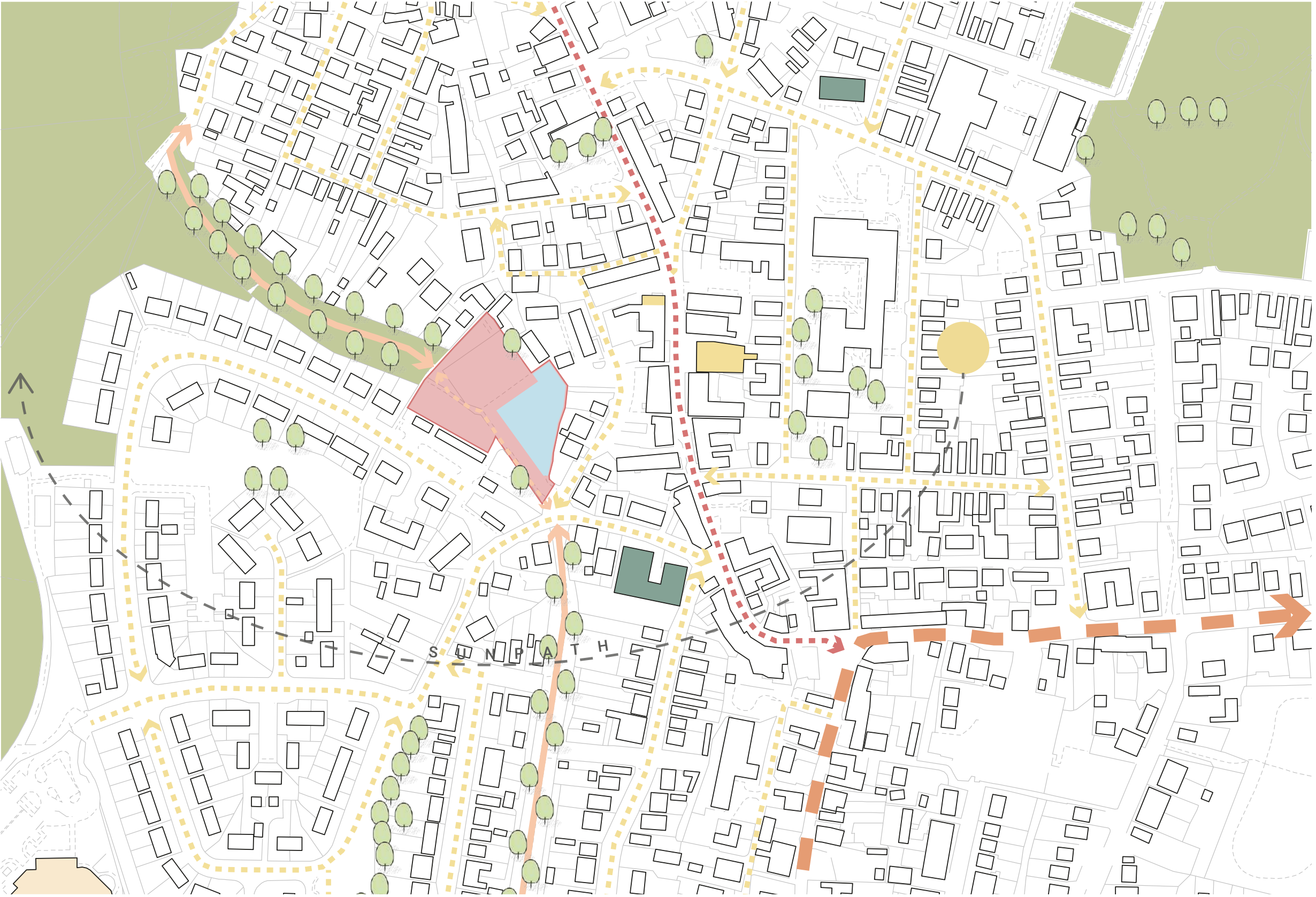
View from Glanrafon towards the site from the west (showing the now demolished building in the centre of the site).



View of the site from Haulfryn.

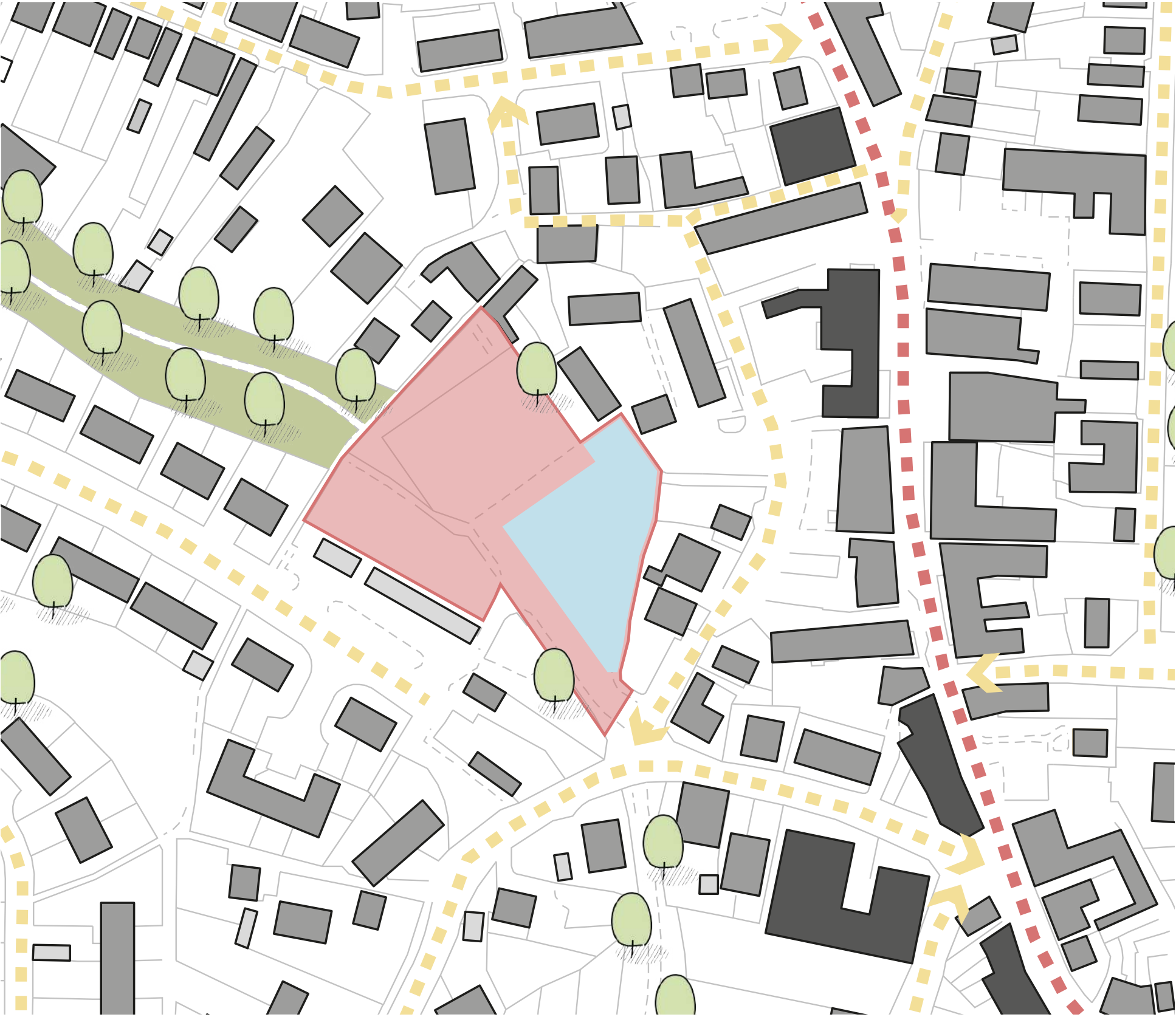
2.05 SITE ANALYSIS DIAGRAM.

The following diagrams and character analysis have influenced the design development of the project, a process which aligns with, and has been informed by Section 2 of the Welsh Government publication - Site & Context Analysis Guide: Capturing the value of a site (March 2016).



- > B - Road
- > Vehicular Access
- - -> High/Main Street
- <— Site Boundary
- <— Supermarket / Convenience Store
- <— School
- <— Place of Worship
- <— Public Car Park
- Existing Trees
- <— Pedestrian / Green Route
- - -> Retention of Pedestrian Route

2.06 BUILDING HEIGHTS DIAGRAM.



- Single Storey Garage
- Two Storey
- Two/Three Storey

Local / surrounding building typologies:



2.07 LOCAL CHARACTER ANALYSIS.

The overall ambition is to redevelop the site and provide a new affordable residential development, creating a total of 12 new 1 bedroom 2 person apartments.

The development has been designed to be sensitive to the surrounding houses that bound the site to the north-east and north-west (to Jones Street, Smith Street and Glanrafon) and overlooking distances have been observed. The design also seeks to retain the existing tree that is located on the north-eastern boundary.

The village of Rhosllannerchrugog has a number of significant local buildings which are in close proximity to the development site, however, none of these buildings are visible, directly linked to or bounding the site:

- Stiwt Theatre (Grade II* Listed)
- Church of St John Evangelist (Grade II Listed)
- St David Welsh Church
- Penuel Chapel
- Bethlehem Welsh Independent Chapel
- Capel Mawr

The local vernacular style, including the buildings that immediately surround the site, is low rise, generally two storey domestic housing of differing architectural styles, ages although brick, slate and tiled roofs and some rendered elements are the predominant materials for dwellings in this area. The building and houses that are in close proximity to the site differ in ages and building styles including Victorian, post war and modern day housing.

Images of locally important buildings in Rhosllannerchrugog



3.0 BRIEF

3.01 BRIEF / AMBITION.

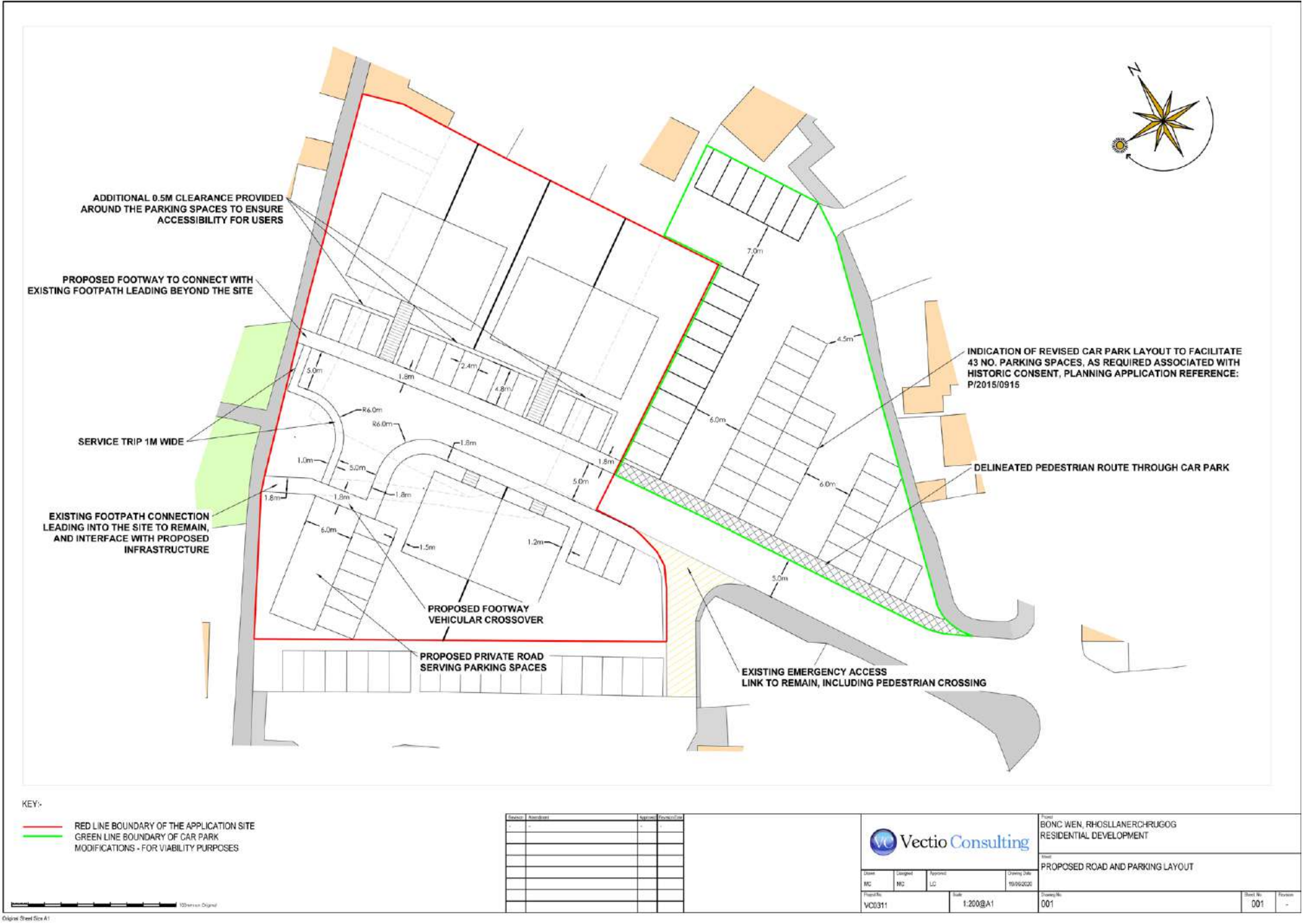
The overall ambition is to redevelop the site and provide new affordable residential housing, creating a total of 12 new apartments for the Client NWA.

3.02 OVERVIEW OF TECHNICAL WORK / SURVEYS.

As specified within Section 1.5 of the Site & Context Analysis Guide : Capturing the value of a site, It is important to have a thorough understanding of a site and its context and therefore, where necessary, to involve specialist consultants to conduct in-depth analysis and research.

NWA and their design team have conducted extensive survey and analysis work to inform the draft layout and scheme design. This includes:

- Transport consultants Vectio Consulting have advised on the scheme from a highways and parking design perspective, providing feedback including vehicle tracking, adopted road standards and advice on parking numbers standards.
- A Site Ground Investigation Report and a Geo Technical survey have been carried out.
- Liaison / correspondence with the Coal Authority has been ongoing during the design process, and a Coal Mining Risk Assessment was carried out by NKC Geotech to support the application. Previous Site Ground Investigations and Geo Technical Surveys are also submitted for information.
- A topographical survey has been carried out.
- A Flood Risk Assessment and Outline Drainage Strategy prepared by Scott Hughes.
- An Ecological Appraisal report by Marches Ecology has been prepared.



Proposed road and parking layout prepared by Vectio Consulting.

3.0 DESIGN DEVELOPMENT

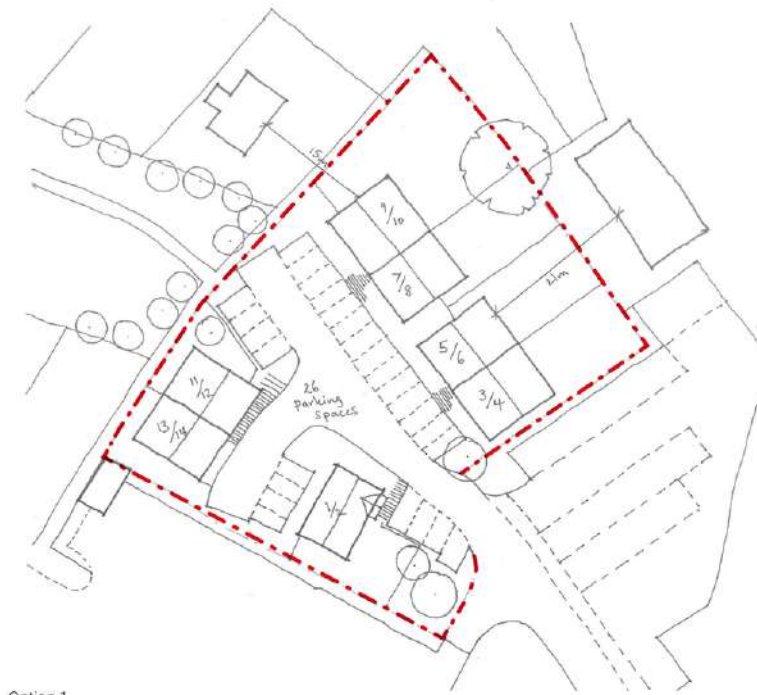
The previous scheme was also close to two mine shaft locations along the southern boundary and the new design has been developed to avoid these.



4.02 INITIAL SCHEME DESIGN DEVELOPMENT.

A number of different site layout options were investigated initially to explore the client brief and requirements. These studies looked at:

- building footprint and numbers- from small apartment block forms (6 to 8 apartments off a communal core) to smaller walk-up apartments designed to look like a domestic house.
- building / unit orientation and impact on amenity space, overlooking distances and proximity to the site boundaries.
- massing and street views.
- car parking and landscaping.



Option 1

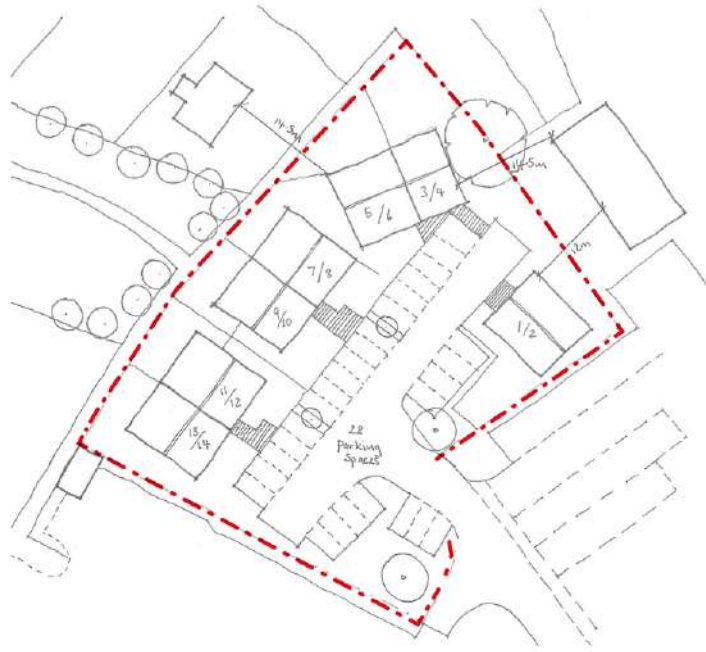
Total = 14no. Cottage Style Apartments

4no. 1 Bedroom apartment - 51m²
10no. 2 Bedroom apartment - 65m²

Parking numbers are achieved in line with local requirements.

Existing tree is retained, and acceptable overlooking distances are achieved within this Site Layout.

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Option 2

Total = 14no. Cottage Style Apartments

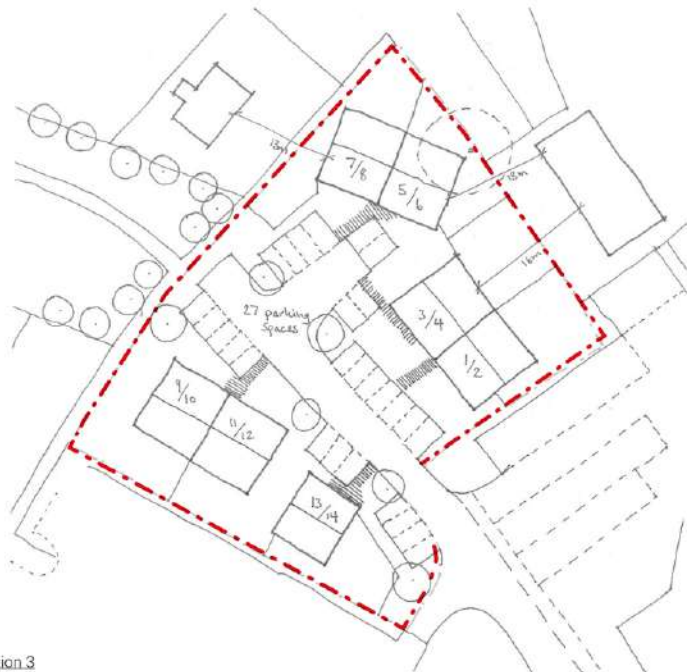
4no. 1 Bedroom apartment - 51m²
10no. 2 Bedroom apartment - 65m²

Parking numbers are achieved in line with local requirements. Parking layout to be reviewed to ensure distances are acceptable to apartment windows.

Root protection zone of existing tree will require review in this option. Overlooking distances are reduced to neighbouring properties, however; this is now to a gable condition.



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Option 3

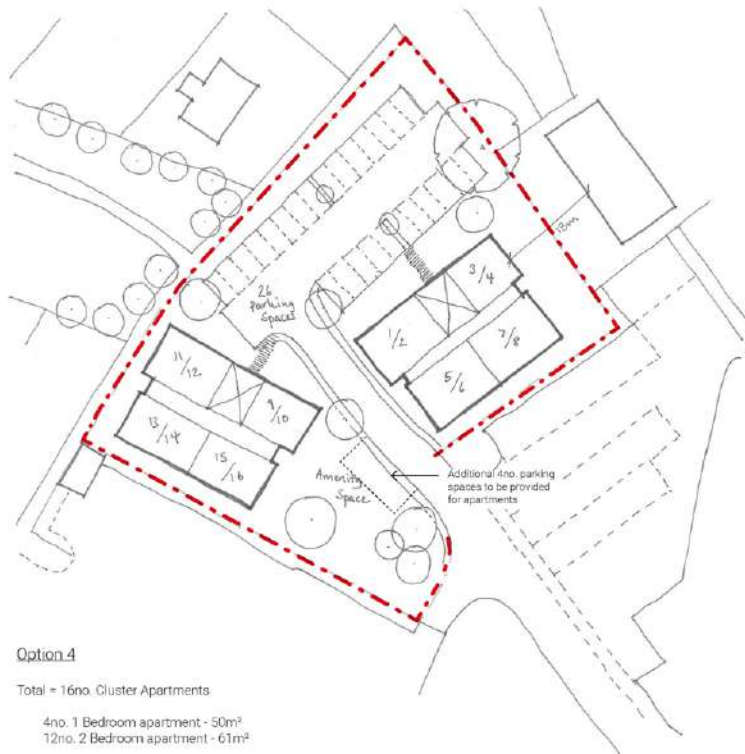
Total = 14no. Cottage Style Apartments

4no. 1 Bedroom apartment - 51m²
10no. 2 Bedroom apartment - 65m²

Parking numbers are achieved in line with local requirements. Parking layout to be reviewed to ensure distances are acceptable to apartment windows.

Existing tree will require removal in this option. Overlooking distances are reduced to neighbouring properties, however, these are mainly to gable conditions.

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Option 4

Total = 16no. Cluster Apartments

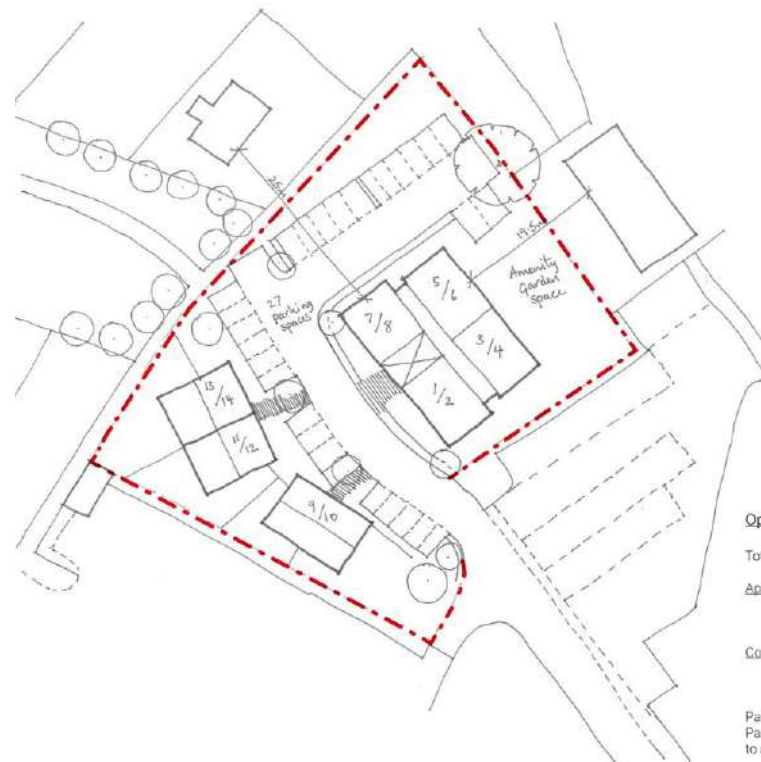
4no. 1 Bedroom apartment - 50m²
12no. 2 Bedroom apartment - 61m²

Parking numbers are achieved in line with local requirements, with additional 4no. shown set within amenity garden space.

Existing tree can be retained with suitable ground measures installed to parking areas. Overlooking distance reduced to neighbouring property; habitable windows to be arranged to minimise impact.



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Option 5

Total = 14no. Apartments

Apartment Cluster - 8no. apartments

1no. 1 Bedroom apartment - 50m²
7no. 2 Bedroom apartment - 61m²

Cottage Style Apartments - 6no. apartments

2no. 1 Bedroom apartment - 51m²
4no. 2 Bedroom apartment - 65m²

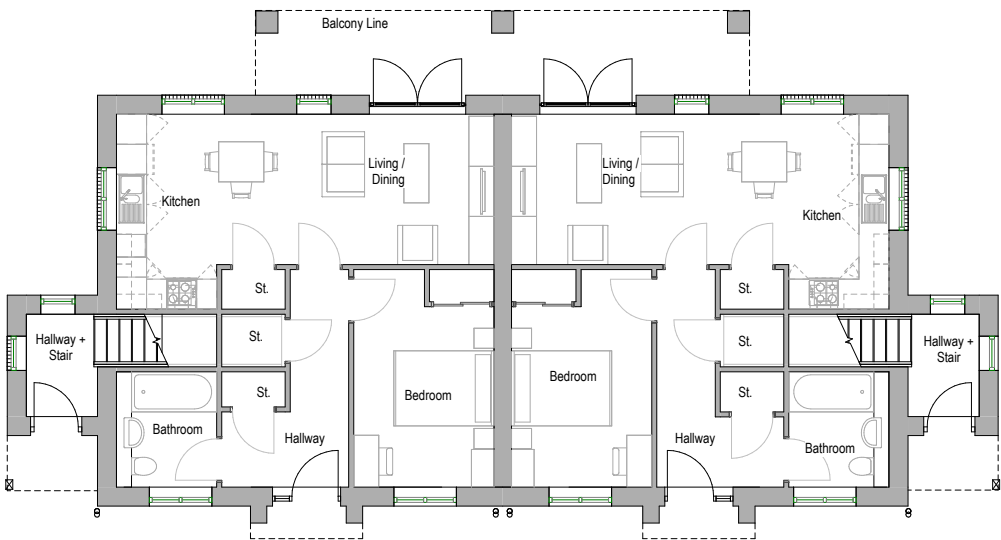
Parking numbers are achieved in line with local requirements. Parking layout to be reviewed to ensure distances are acceptable to apartment windows.

Existing tree can be retained with suitable ground measures installed to parking areas. Acceptable overlooking distances are achieved within this Site Layout.

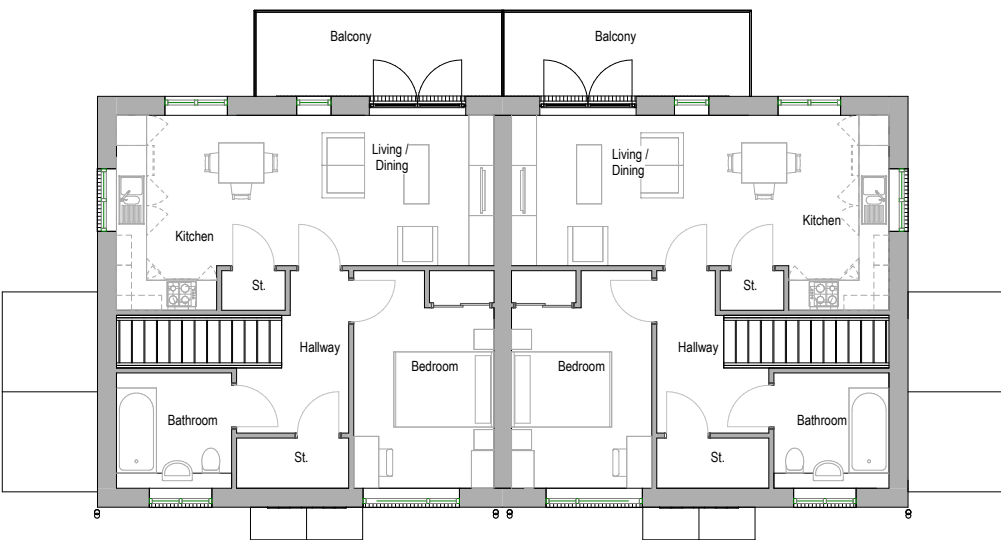
6.0 DESIGN PROPOSALS

6.02 APARTMENT TYPE PLANS & ELEVATIONS TYPE A

Apartment Type A -1 bed 2 person Floor Plans



Typical GF Walk-Up Unit: 54sqm



Typical FF Walk-Up Unit: 59sqm

Apartment Type A - Elevations



The overall architectural approach is a sympathetic design that reflects a domestic but contemporary character with materials that are in-keeping and locally used.

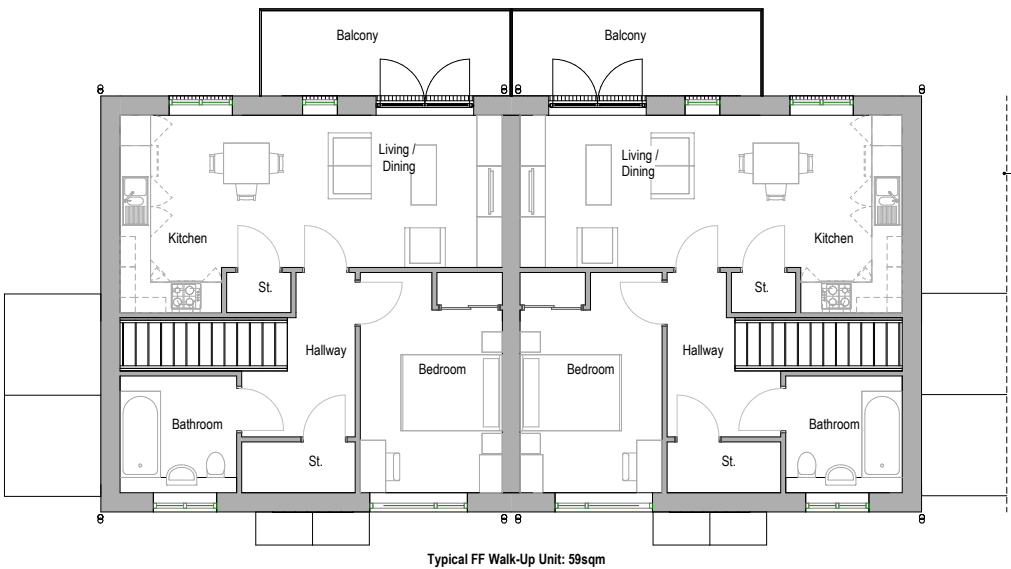
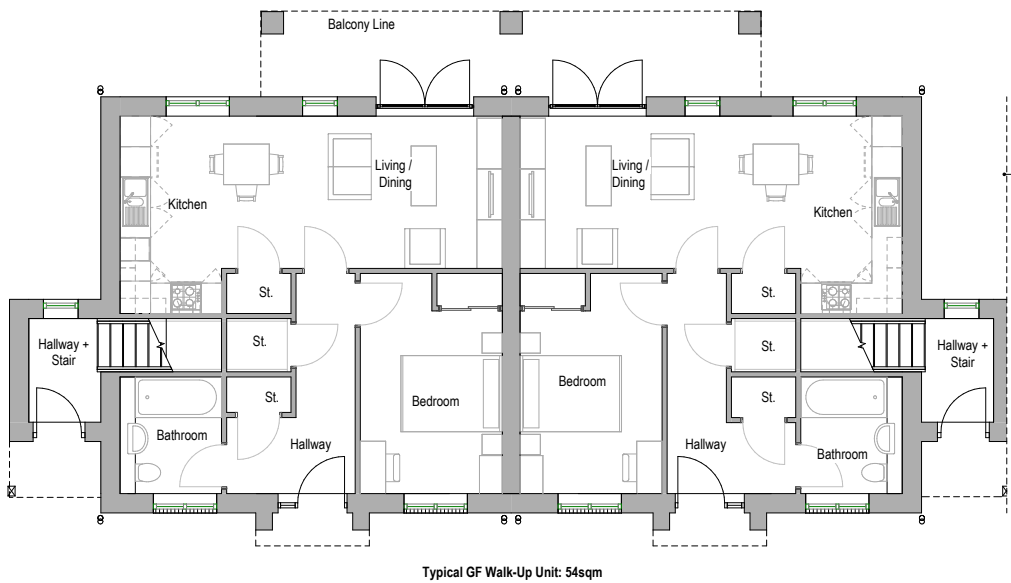
A simple palette of materials has been used in the design, specifically:

- Light red facing brickwork is the main material used for all blocks / units.
- Decorative white brick details above entrance canopies, key windows and to heads / lintels over front doors.
- Grey / blue coloured roof tiling.
- Dark grey slim profile UPVC windows and doors.
- A Pitched roof canopy to both ground and upper floor unit access/entrance points.

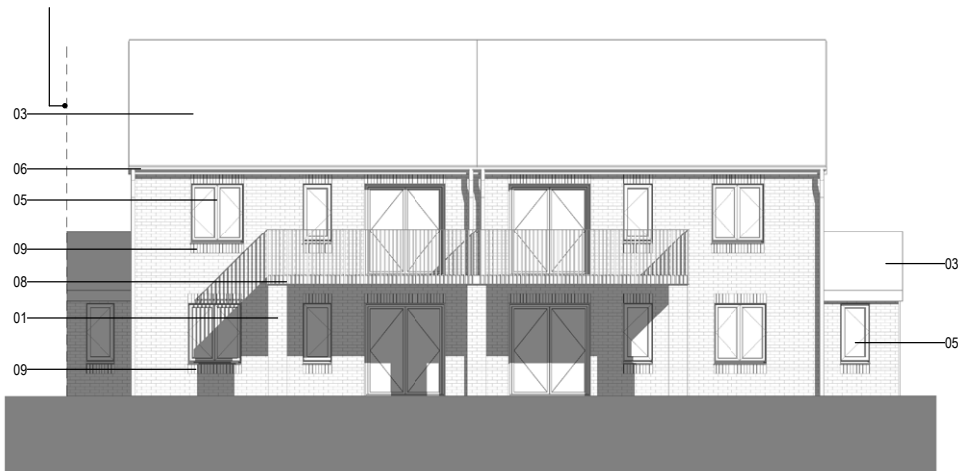
Material	
01	Light Red Brick, pointing / mortar mix using local sand.
02	White Decorative Brick, pointing / mortar mix using local sand.
03	Roof Tile - Grey/Blue
05	Windows - UPVC Slimline Profile, Grey, RAL Colour TBC.
06	Rainwater Goods - Grey Half Round Gutters and Round Downpipes, Material and RAL Colour TBC.
07	External Timber Items - Fascias and Bargeboards, Grey, RAL Colour TBC.
08	Railing - Metal, Slim profile to extend and protrude from balcony profile as shown. Colour to match windows, Grey, RAL Colour TBC.
09	Light Red Brick Soldier Course, pointing / mortar mix using local sand.
10	White Decorative Brick Soldier Course, pointing / mortar mix using local sand.

6.03 APARTMENT TYPE PLANS & ELEVATIONS
TYPE B

Apartment Type B - 1 bed 2 person Floor Plans



Apartment Type B - Elevations



Block Type B is very similar in footprint to the Type A. The main difference is the removal of some windows to avoid overlooking and a pitched roof shared entrance canopy between units 7+8 and 9+10.

The design proposals meet the development quality requirements established by the Welsh Assembly Government set out in the document titled 'Design Standards and Guidance' (2005). During the design development of the apartments, the internal layout and room dimensions were designed in accordance with the following sections:

- 1.1 Flexibility and Accessibility
- 1.2 Safety
- 1.3.1/3 Space Standards
- 1.4 Washing & Drying Clothes
- 1.5 Storage.

All apartments in the scheme achieve the National Space Standards for 1 bedroom 2 person dwellings:

The Gross Internal Floor Area of all ground floor apartments is 54m2.

The Gross Internal Floor Area of all first floor apartments is 59m2.

Material	
01	Light Red Brick, pointing / mortar mix using local sand.
02	White Decorative Brick, pointing / mortar mix using local sand.
03	Roof Tile - Grey/Blue
05	Windows - UPVC Slimline Profile, Grey, RAL Colour TBC.
06	Rainwater Goods - Grey Half Round Gutters and Round Downpipes, Material and RAL Colour TBC.
07	External Timber Items - Fascias and Bargeboards, Grey, RAL Colour TBC.
08	Railing - Metal, Slim profile to extend and protrude from balcony profile as shown. Colour to match windows, Grey, RAL Colour TBC.
09	Light Red Brick Soldier Course, pointing / mortar mix using local sand.
10	White Decorative Brick Soldier Course, pointing / mortar mix using local sand.

6.04 PROPOSED SITE SECTIONS.

KEYPLAN

