

AFONEITHA ROAD, PENYCAE, WREXHAM

DESIGN & ACCESS STATEMENT

15.11.2020

REV P1

pozzoni

AFONEITHA ROAD, PENYCAE

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1.0 INTRODUCTION



Aerial site view showing the site extent

1.01 SCHEME OVERVIEW.

This Design and Access Statement has been prepared by Pozzoni Architecture in support of the reserved matters application for the proposed redevelopment of the site at Afoneitha Road (off Pinecroft), Penycae, Wrexham. (Outline application reference: P/2018/0139).

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 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 Wales Housing Association. The proposal is to create 9 new affordable residential units on the site, comprising of 5 new build 2 bedroom houses, and 4 new walk-up apartments, across 4 blocks. Each block will be 2-storey in height.

The new build accommodation will comprise of two semi-detached house blocks, one detached house and one block of apartments. All with new parking, amenity and garden spaces also provided.

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

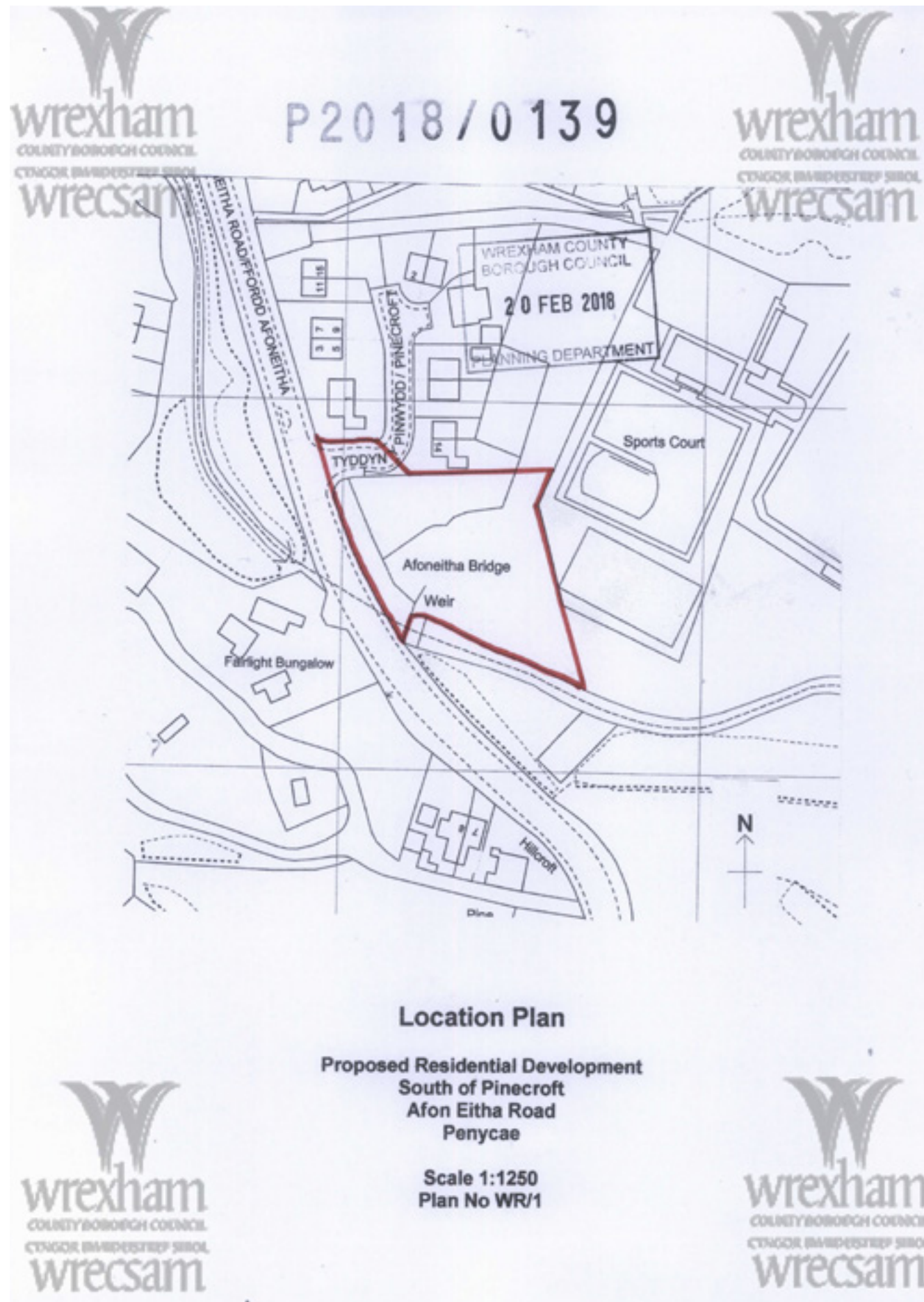


1.02 THE ARCHITECT.

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.



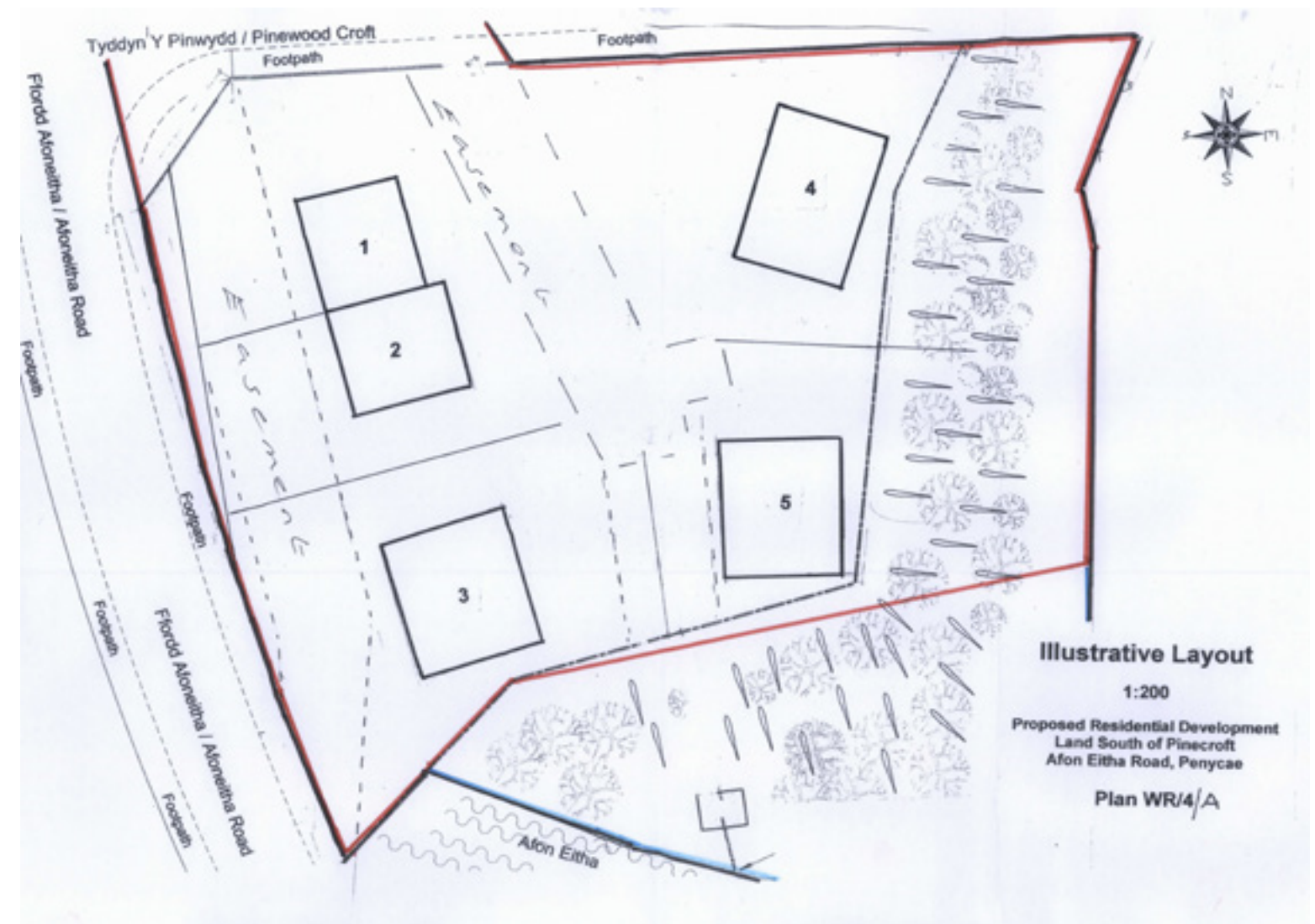
1.03 PLANNING CONTEXT.

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

P/2018/0139 - Application For Outline Planning Permission For Residential Development – Granted subject to conditions 04/07/2019.

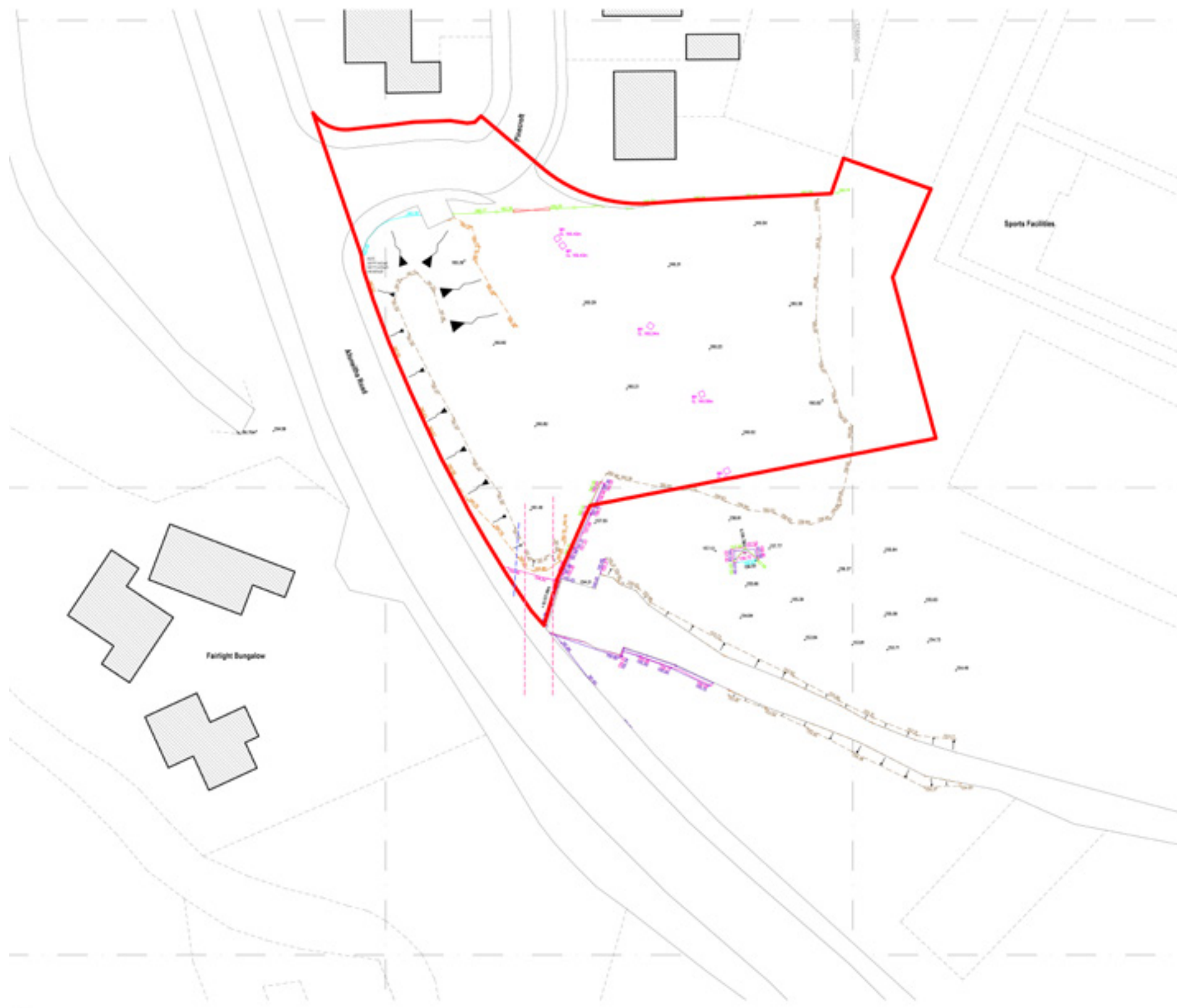
P/2013/003 – Outline application for residential development – Refused 11/02/2013. Subsequent appeal dismissed 31/07/2013.

P/2004/0974 – Outline application for residential development – Refused 8/11/2004. Subsequent appeal dismissed 23/3/2005.



Images show the Illustrative masterplan layout and site location plan that formed part of the approved outline planning application P/2018/0139.

2.0 SITE ANALYSIS



Existing Site Plan

2.01 SITE LOCATION / EXISTING CONTEXT.

The application site is an irregular shaped site, of approximately 0.49 acres / 0.20 hectare in size, and is located in Penycae, to the south of Wrexham.

Penycae is situated approximately 6 miles to the south-west of Wrexham City Centre. The site is located off the B5097 Afoneitha Road, and lies within the settlement limit as defined by the current Wrexham Unitary Development Plan 1996 – 2011.

The site is currently an unused, cleared, open space, with the exception of the eastern edge which has shrubs and bushes along it. The site is predominantly flat but slopes off close to the existing bridge and the Afon Eitha to the south. The east of the site also slopes away significantly.

Access to the development site is to the north-western corner of the site, via Pinecroft. Beyond the site to the north there are modern two storey dwellings, which are also accessed from Pinecroft.

The site bounds sports facilities and a recreation ground and open space to the east, and to the west on the opposite side of Afoneitha Road there are bungalows and associated out buildings. The western side of Afoneitha Road has extensive planting, bushes and trees along its edge. The edge of the Afon Eitha to the south has a steeply wooded bank, although this is outside of the application red line.

The site is situated in a sustainable location. Afoneitha Road is on the local bus route and the site is close to the village primary school.

The site has two easements crossing it, both of which run north-south across the site. One runs in a similar direction and parallel to the main road- this is the public foul sewer. The second is for a service water drain which serves the Pinecroft development to the north of the site, and runs through the centre of the site.

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 duration of the construction works.

2.02 SITE PHOTOGRAPHS 01.



View from the site entrance from Afoneitha Road, into Pinecroft, looking east.



View towards along Afoneitha Road from the south, at the Pinecroft entrance junction.

2.03 SITE PHOTOGRAPHS 02.



View looking into the centre of the site from the western boundary.



View from the southern corner of the site, from the bridge on Afoneitha Road.

2.04 SITE PHOTOGRAPHS 03.



View from Afoneitha Road looking to the southern edge of the site.



View from the south looking up Afoneitha Road to the southern tip of the site.

2.05 SITE ANALYSIS DIAGRAM.



3.0 BRIEF

3.01 BRIEF / AMBITION.

The overall ambition is to:

- Obtain reserved matters approval for the details of outline application P/2018/0139. The project team has been in correspondence with the Local Authority during the design process, and it was confirmed that as the outline application was considered a minor application, the reserved matters would be for up to a maximum of 9 dwellings on the site.

- Therefore the client, NWH, confirmed that the brief for the site was to provide new affordable residential housing units, creating a total of 9 new dwellings.

The mix of units will comprise of :

- 4 x 1 bed apartments
- 5 x 2 bed houses
- Associated landscaping, parking and access.



Above: Early stage concept sketch based on 9 dwellings.

4.0 DESIGN DEVELOPMENT

4.01 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- including small walk-up apartments designed to look like a domestic house, and individual terrace, semi detached and individual houses.
- building / unit orientation and impact on amenity space, overlooking distances and proximity to the site boundaries.
- massing and street views.
- car parking positioning and landscaping.
- serving and refuse storage and collection.



Total = 10no. Dwellings
 1/2/3/4/5/6 = 1 Bedroom, 2 Person Apartments at 52m²
 7 = 2 Bedroom, 4 Person House at 52m²
 8 = 2 Bedroom, 4 Person House at 50m²
 9 = 2 Bedroom, 4 Person House at 50m²
 10 = 2 Bedroom, 4 Person House at 50m²

Parking numbers are achieved in line with local requirements, 2no. spaces per 2 bedroom dwelling and 1.5no. spaces per 1 bedroom dwelling. Vehicle tracking required to confirm accessibility to spaces and turning.
 Total parking spaces = 17no.

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1:500 @ A3

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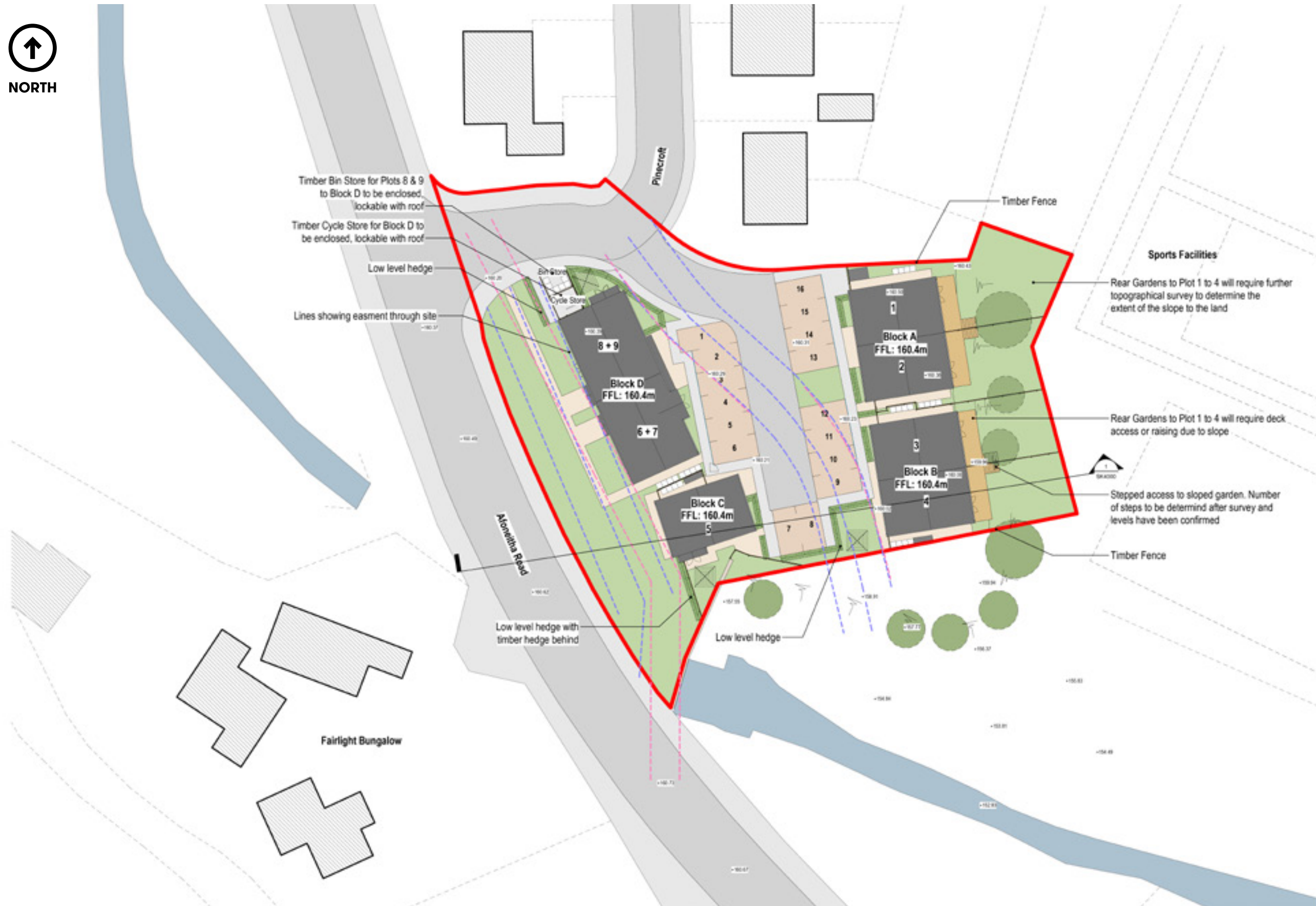
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 Total parking spaces = 18no.

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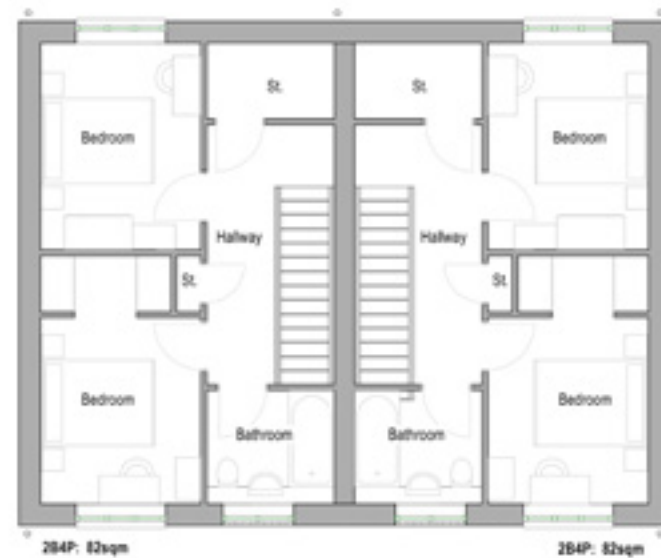
5.0 DESIGN PROPOSALS

5.01 SITE PLAN LAYOUT.



5.02 HOUSE TYPE PLANS & ELEVATIONS BLOCK A AND B

2 Bed House Floor Plans Blocks A & B



House Type 01 - First Floor Plan
1:50

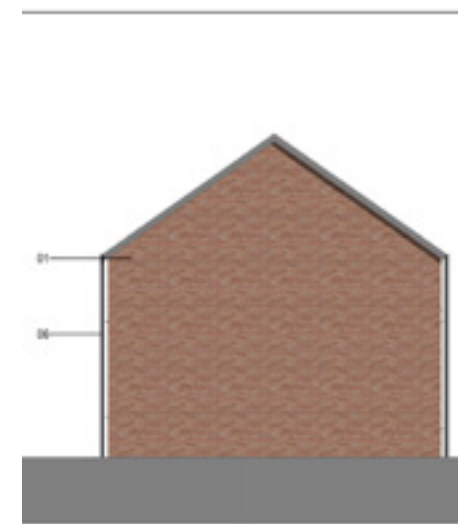


House Type 01 - Ground Floor Plan
1:50

2 Bed House Elevations Blocks A & B



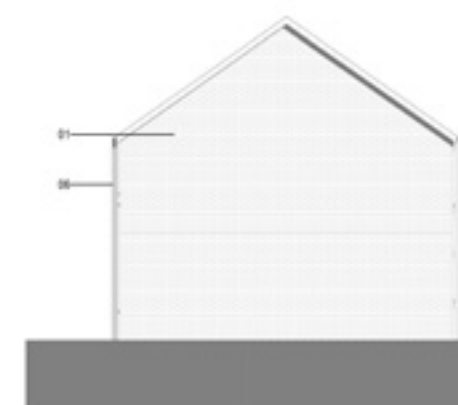
Front Elevation
1:100



Side Elevation
1:100



Rear Elevation
1:100



Side Elevation
1:100

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 to key window surrounds and to heads / lintels over / between front doors.
- Grey / blue coloured roof tiling.
- Dark grey slim profile UPVC windows and doors.

All houses in blocks A and B are 82m² (GIA) semi detached units and achieve the National Space Standards for 2 bedroom 4 person units (over 2 storey).

5.03 HOUSE TYPE PLANS & ELEVATIONS BLOCK C

2 Bed House Floor Plans Block C



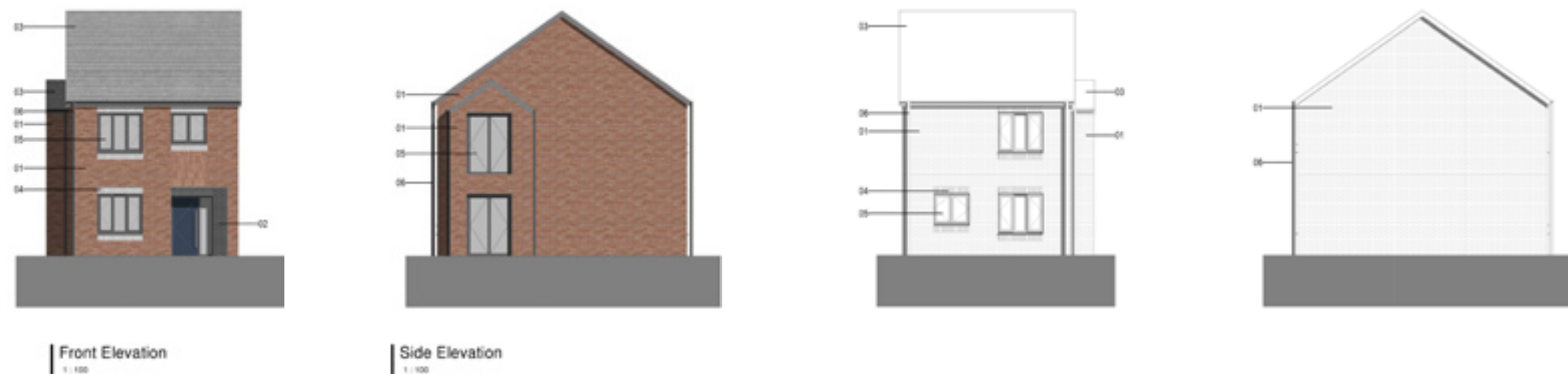
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A simple palette of materials has been used in the design, specifically:

- Light red facing brickwork is the main material used for all blocks / units.
- Decorative white brick details to key window surrounds and to heads / lintels over front doors.
- Grey / blue coloured roof tiling.
- Dark grey slim profile UPVC windows and doors.

Block C is an 82m² (GIA) detached house and achieves the National Space Standards for 2 bedroom 4 person units (over 2 storey).

2 Bed House Elevations Block C



5.04 APARTMENT TYPE PLANS & ELEVATIONS BLOCK D

Apartment (1 bed 2 person Floor Plans: Block D)



Walk Up Apartments - Typical First Floor Plan

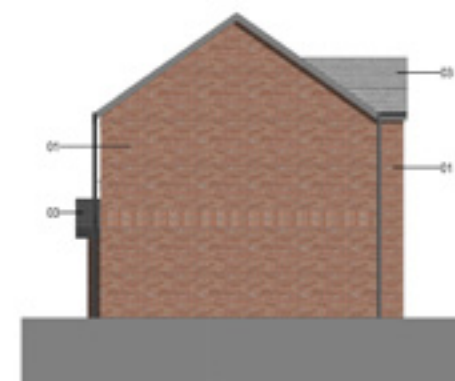


Walk Up Apartments - Typical Ground Floor Plan

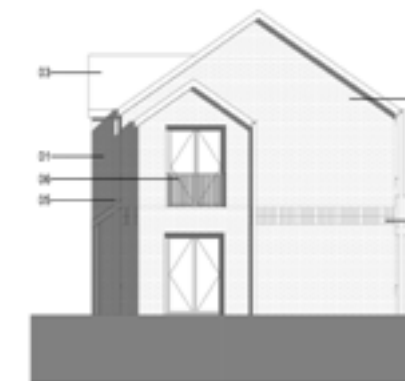
Apartment Elevations (Block D)



Front Elevation
1:100



Side Elevation
1:100



Side Elevation
1:100



Rear Elevation
1:100

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).

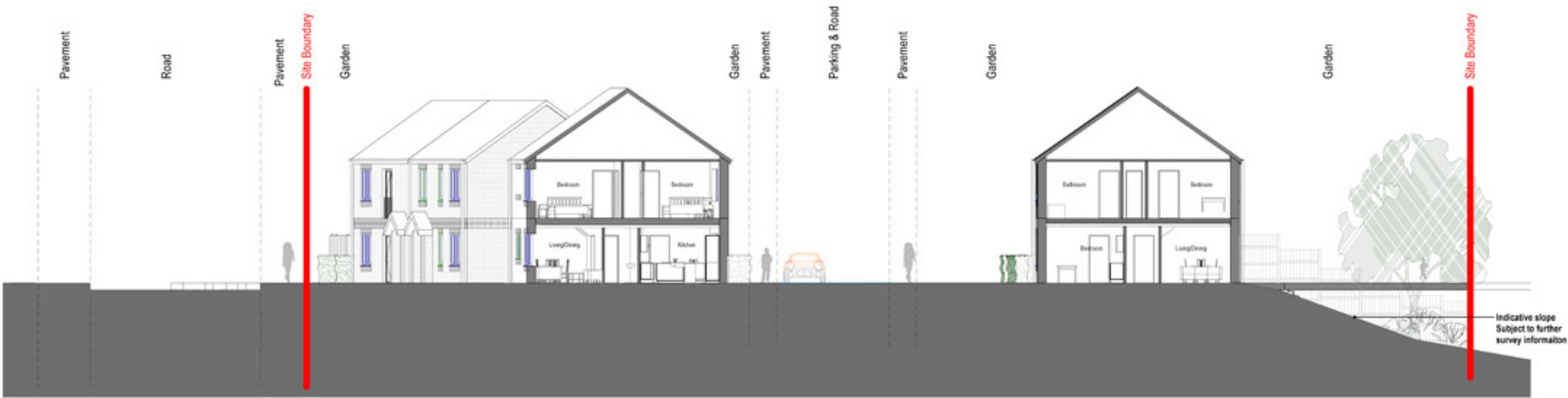
During the design development of the apartments, the internal layout and room dimensions were designed in accordance with the following sections:

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

Both ground floor apartments are 61m² (GIA) each and are 1 bed 2 person units. Both upper floor apartments are 51m² (GIA) each and are also 1 bed 2 person units.

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

5.05 PROPOSED SITE SECTIONS.



5.06 LANDSCAPE STRATEGY

Key Elements to the Landscaping Strategy:

- Level access to house frontages.
- Creation of private, individual gardens and amenity spaces to all 5 houses, ground floor apartments have access to open landscaped spaces rather than private gardens due to the easements running to either side of these plots. This is with the exception of the ground floor apartment to the northern apartment block, which does have direct access out to a small garden spaces. Each upper floor apartment has a Juliet balcony off the living room space.
- Car parking within or close to plots generally, and in line with Wrexham Parking Standards :
1 bedroom – 1.5 car spaces per unit
2 bedroom – 2 car spaces per unit
- There is also sufficient space for two secure cycle parking spaces per dwelling.
- Shared surfaces to parking areas to reduce the visual impact of hard landscaping and road ways.
- Suitable and appropriate boundary treatments to both the front and rear gardens boundaries, and the wider site boundary.
- Retention of the existing bushes within the gardens of each house.



Indicative Landscape Strategy



1 - Low level Hedge



2 - Wild Flower Planting



3 - Low Level Brick Retaining Wall



4 - Indicative Footpath



5 - Private Garden / Timber Fencing



6 - Timber Bin Stores + Small Garden Storage Box



7 - Timber Bin & Cycle Store

6.0 ACCESS STATEMENT

6.01 ACCESS STATEMENT

ACCESS AND MOVEMENT THROUGH THE SITE

The site is located close to transport infrastructure with good connections to the town centre of Wrexham. Vehicle and pedestrian access is provided to the site via Pinecroft, off Afoneitha Road.

The site entrance road way is 5m wide. This will allow for the safe passing of two large cars and also for a refuse vehicle serving the units within the site and should facilitate the safe movement of cars and servicing vehicles, and to allow cars reversing onto and out of parking bays.

Outside the units there are 1.8m wide pedestrian footways will be provided to each side of the road to connect to those on the existing highway and also within the site, in accordance with the Local Authority's adopted requirements. The pavements narrow to 1m outside the frontages in areas that are not directly in front of the houses and the apartments.

Refuse distances are compliant with the Manual for Streets and refuse vehicles can stop within 25m of where residents bins will be left out for collection.

Across the site there are a total of 16 dedicated parking spaces, which equates to just over 177% parking provision. There is sufficient car parking to meet the requirements of 1.5 spaces per 1 bed apartments and 2 spaces per 2 bed houses.

Car parking spaces are directly off the estate road and most of the spaces are outside the front of each plot.

Further pedestrian access routes are also proposed with a footpath connection to the existing footpath that runs along Pinecroft and Afoneitha Road.

Lighting and strategic planting will provide directional cues to reinforce pedestrian routes into and around the site.

REFUSE AND RECYCLING MANAGEMENT

Each house has its own area for bin storage and garden storage, located to the side way of the houses. Due to the sloping gardens to the houses on the east side of the site, additional storage beneath the garden patio deck may be possible. The two apartments in the northern end of block D have a combined bin store and the two apartments to the south of block D have bin storage along their side footpath.

One large cycle store for bicycles from the apartments is situated on the northern tip of the site. Each house will have space within their plots for additional garden sheds.

BUILDING DESIGN / ACCOMMODATION

The scheme has been designed to fully comply with the requirements set out in Part M 2 of the Building Regulations. A maximum gradient of 1:20 will be maintained to at the entrances to the ground floor apartments from the pavements and car parking spaces.

The scheme is a high quality, inclusive design that will provide sustainable, good value homes that provide flexibility for present and future use within the wider community.

All unit types have been designed in accordance with the National Design Space Standards.

As previously noted in section 6.0 the scheme has been designed in accordance with the quality requirements established by the Welsh Assembly Government set out in the document titled 'Design Standards and Guidance' (2005).

Mechanical and Electrical consultants will be appointed to design a lighting scheme that is appropriate for the scheme, and which and considerate of the residents, the wider neighbours and the surrounding context.

It is an overriding intention of NWHa for the development to be as inclusive and accessible to all, including those living with mobility and visual impairment.

7.0 CONCLUSION

7.01 CONCLUSION

The design team has taken a sensitive approach to the design of the scheme. This has been achieved through analysis of the existing area and building typologies, the surrounding context and the local setting.

- The layout, arrangement, massing and number of units has been given in-depth consideration, with a focus on creating well designed homes.
- Provision of adequate parking, vehicular access and accessibility for refuse vehicles has also been considered. The close proximity of the site to amenities as well as public transport links promotes sustainable travel as well as walking or cycling.
- The proposed material palette and details have been carefully approached and the existing setting, character, context and the landscaping and existing topography of the site has also been considered in the design.

The architectural treatments employed are well suited to neighbouring and local building styles, with an appealing design that promotes high-quality architecture.

MANCHESTER

Woodville House
2 Woodville Road
Altrincham
WA14 2FH
0161 928 7848

LONDON

London House
115 Golden Lane
London
EC1Y 0TJ
020 7078 0079

pozzoni.co.uk

pozzoni