

New Detached Dwellings

Land to the Rear of 9A, 9B & 9C Stanley Road, Ponciau, Wrexham, LL14

Design and Access Statement

Revision First Issue: 23/10/20

APPLICATION
Type of Application
full planning
PADDOCK
JOHNSON

Form 03.06b

Location of Proposed Development

Land to the rear of 9a, 9b & 9c Stanley Road, Ponciau, Wrexham, LL14 1HH

Description of Proposed Development

New Detached Dwellings

Date of Preparation

23/10/20

Date of Any Amendments

NA

Applicant

Mrs C Andrady

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Agent

Paddock Johnson

1.00

INTRODUCTION

This Design & Access Statement has been prepared on behalf of Mrs C Andradý to support the full planning application for the erection of two detached dwellings on the land to the rear of 9A, 9B & 9C Stanley Road, Ponciau, Wrexham.

The statement has been prepared in accordance with the requirements as set out in The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended) and explains

- the design principles and concepts that have been applied to the development; and
- how issues relating to access to the development have been dealt with.

The statement is arranged into the following sub sections;

- a. Summary of the proposal
- b. The Brief and Vision
- c. Site and Context Analysis
- d. Interpretation
- e. Design Development
- f. The Proposal
 - i. Character
 - ii. Access
 - iii. Movement
 - iv. Environmental Sustainability
 - v. Community Safety
 - vi. Response to planning policy

2.00

SUMMARY OF PROPOSAL

The proposals seek permission for the erection of two detached family homes and associated parking and landscaping on land at the rear of 9A, 9B and 9C Stanley Road which fronts Bernfels Court. The dwellings are 3 bedroom detached houses with integral garages

3.00 **BRIEF & VISION**

The brief for the project is to design and build two family homes on underutilised garden space at the rear of 3 existing properties on Stanley Road. The gardens of 9A, 9B and 9C Stanley Road are disproportionate to the size of the houses and very long and narrow, the proposals look to make more appropriate use of the land that extends to Bernfels Court.

The vision for the dwellings is to create two detached three-bedroom houses with garages. They will be designed to accommodate a family and include a living room, kitchen & dining space, two double bedrooms (one with ensuite), a single bedroom, bathroom and study space. The dwellings will also have their own private rear garden space, as well as a small front garden and driveway.

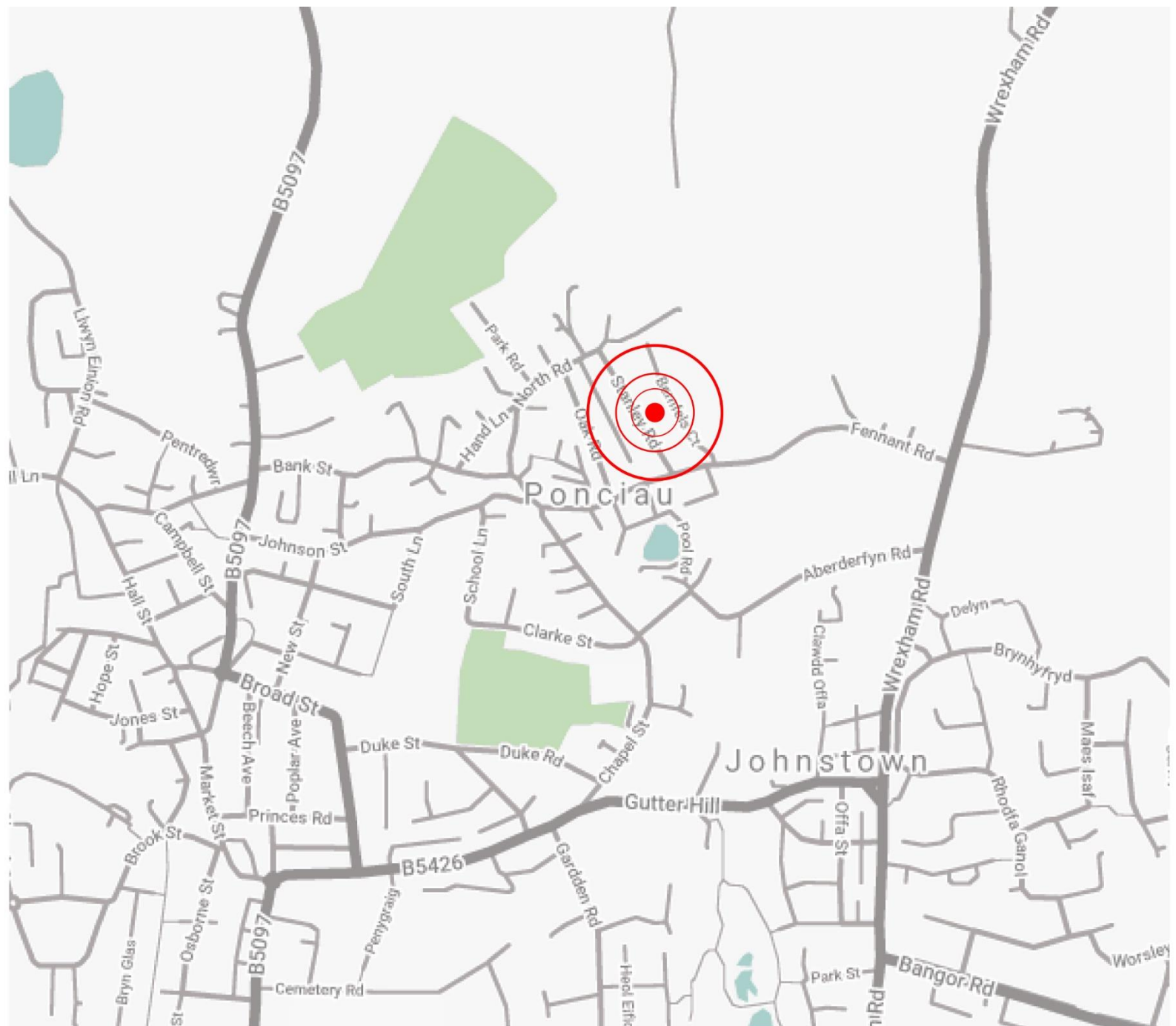
The project will be sensitive to the surrounding context in appearance and look to improve the density of the residential area that it is located.

4.00 **SITE CONTEXT & ANALYSIS**

The location of the project is in the village of Ponciau, Wales. Ponciau is part of the Wrexham County Borough Council and is situated around 3.5 miles to the south east of Wrexham city centre and is approximately 10 minutes drive using either 'Wrexham Road' or the A483.

Ponciau is a residential area between Johnstown to the East and Rhosllanerchrugog to the west. The area mainly consists of terrace, semi-detached and detached housing with a mixture of styles and materials. The area is served by Johnstown and Rhosllanerchrugog which have a wider mixture of amenities with high streets running through the centre of these areas. They are both within a ten-minute walk from the site. The following diagrams help to explain more about the site and its surroundings.

As previously mentioned, the site is close to the centre of Ponciau. The map opposite shows its location in relation to Johnstown where its high street is on Wrexham Road and Rhosllanerchrugog where the high street is on the B5097.



key:



site location

site location

NTS

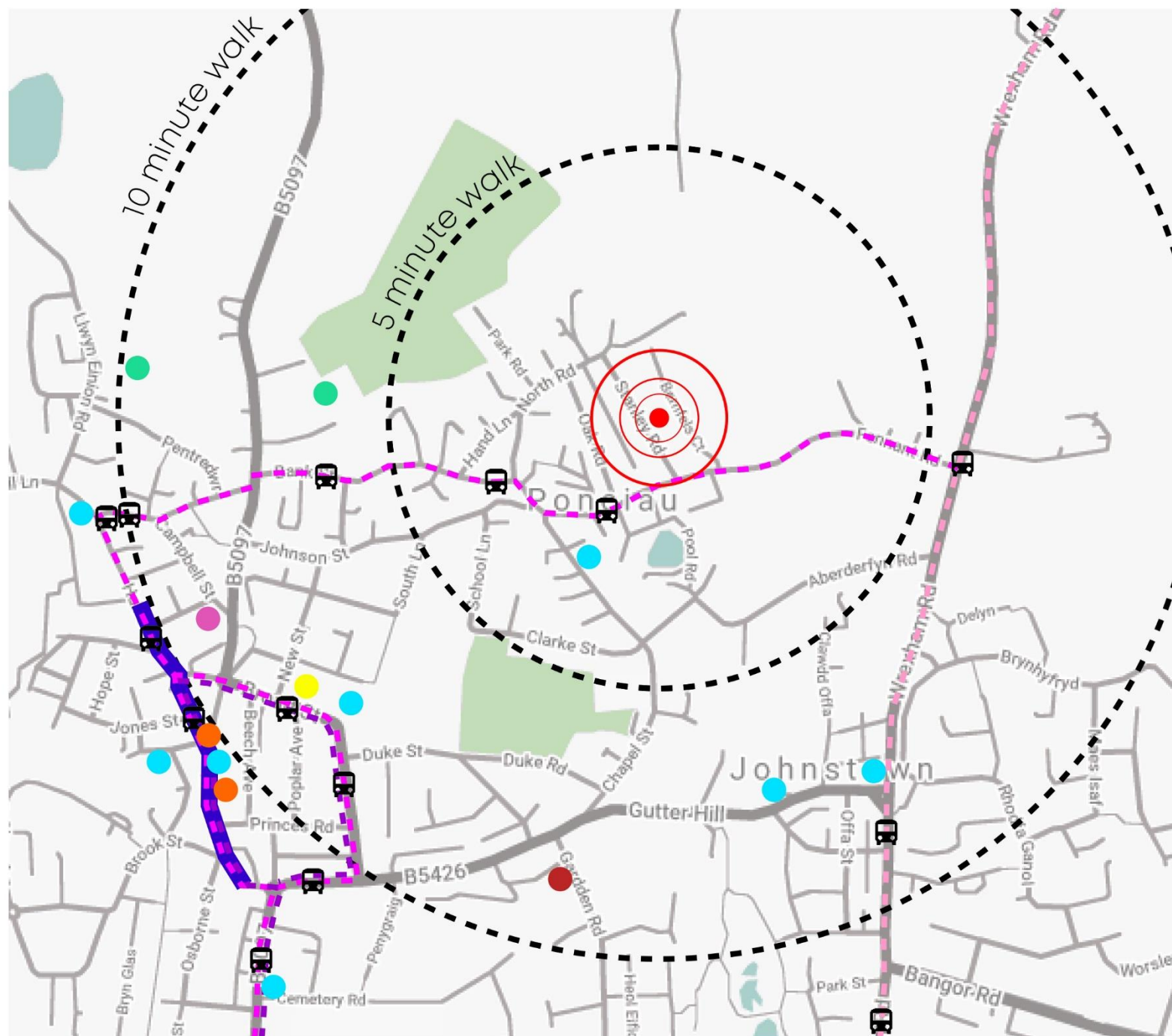


Rhosllanerchrugog high street is where most of the local amenities are located and they are just over a ten-minute walk from the site. There are also good bus links with the no. 3 stopping around two minutes' walk from the house.

As well as the high street which has shops etc., there is a church doctors' surgery, two schools, theatre and many public houses within a ten-minute walk from the site.

key:

-  site location
-  bus routes
-  bus stops
-  public houses
-  schools
-  health centre
-  supermarket
-  theatre
-  place of worship
-  highstreet



transport & amenity plan

NTS



The site is positioned between Stanley Road and Bernfels Court. These roads are accessed by Fennant Road which creates a link between Wrexham Road and Rhosllanerchrugog. The site is the backland of houses 9A, 9B & 9C on Stanley Road which fronts onto Bernfels Court.



key:

— site boundary

site location II

NTS



Ponciau's urban fabric is mainly made up from housing similar to the examples shown here. These are detached and semi-detached houses immediately around the site on Stanley Road and Bernfels Court.

They are mainly redbrick with a range of details and finishes. There is not a consistent or distinctive architectural character which is deemed worthy of replicating.

A little further from the site there are houses finished with render and pebble dash.



5.00

INTERPRETATION & PLANNING HISTORY

The plot to the rear of 9A Stanley Road was granted outline planning permission in November 2019 (P/2019/0658) for one detached dwelling. The plot to the rear of 9B Stanley Road was granted outline planning permission in June 2015 (P/2015/0114), however this was not implemented and has subsequently expired. The proposals submitted as part of this application seek to follow the principals set out in the previous two applications with a new full application which also encompasses land at the rear of 9C Stanley Road. The addition of the land at the rear of 9C gives the development extra space providing more comfortable houses of better proportions than previously proposed.

6.00

DESIGN DEVELOPMENT

Once the initial brief had been established between the client and PJ the design development process began. To begin research was undertaken into the local area and the site itself. The constraints of the site were assessed within the site to establish where would be the best positions to place the dwellings and evaluate the work that would have to be done to ensure the levels on the site were manageable.

Next, the context outside of the site was assessed. Here things such as interface distances and the scale and mass of neighbouring properties were considered. This would inform both the position and size of the proposed dwellings.

Also, the character of the houses in the local area were researched. The intention was to design a dwelling that looked as if it belonged within the existing built environment of Ponciau. Time was taken to look at materiality, detailing and the general aesthetic of the dwellings within the locality of the site and these things influenced the design of the homes.

Draft versions of the dwellings were then drawn up with reviews taking place within the office and with the client to ensure the design was appropriate for both the client as well as the local area. This resulted in the final proposals for the house types.

7.00 THE PROPOSAL

7.01 Character

Through the village Ponciau, there is a range of architectural styles from different periods of construction. The immediate context on Stanley Road and Bernfels Court is characterised by red facing brick and slate roofs. Other facing materials are used in other areas of the village including render and pebbledash.

There is a range of typology of buildings throughout the village, most are variants of different residential dwellings. These styles include terraces, semi-detached and detached houses with gable-fronted roof structures. They mainly consist of two-storey structures however some are single storey.

The proposed dwellings will be two storeys to match with the surrounding properties and will be similar in height and size to ensure the property sits comfortably in context.

The intention for the proposed dwellings is to provide a design that is sensitive to the local urban fabric that will match the style of the neighbouring buildings. The main facing material will be a red blend of brick with grey concrete interlocking roof tile. Details include a red brick string course and cills, render to the bay windows and gable, black uPVC rainwater goods, grey uPVC windows and stone cills on the bay windows.

The two dwellings will be the same in appearance, one being a mirrored version of the other. The intentions of this are to create a balanced street scene that wouldn't look out of place next to the neighbouring properties. These include one and a half storey integral garages which have a dormer window on the front elevation.

The site layout has been determined by the relationship between the backland of the existing properties and Bernfels Court. This is where the proposed dwellings front onto and therefore has influenced the orientation and positioning of the buildings.



Front Elevation

Other aspects such as the size of the site and the neighbouring properties have also influenced the site layout, ensuring that interface distances are adhered to.

The site slopes down from the existing properties on Stanley Road through the gardens to Bernfels Court, this will minimise the impact of the new properties on the existing, as windows in habitable rooms in the properties on Stanley Road will be above those in the new dwellings accessed from Bernfels Court.

The topography of the site means that levels will be adjusted to accommodate the new dwellings. 'Cut and fill' will be used to amend the site levels to ensure there is minimum impact on the neighbouring properties and the dwelling access and external spaces are compliant with building regulations part M. This is illustrated on the As Existing and As Proposed Sections.



Street Scene

7.02

Access

Although the site location is referred to as 9A,9B & 9C Stanley Road, it is proposed for the dwellings to be accessed from Bernfels Court as this is where the dwellings will front onto.

Planning permission for access from this road was approved on previous applications P/2015/0114 and P/2019/0658 which are accessed in the same manner. Further to this, the garage of 'Auriel' Stanley road is accessed in the same way.

Adequate parking provision has been provided within the site, with each dwelling having space for up to three cars on their driveway, as well as integral garages. No turning head provision has been proposed on the site as there is one directly opposite on Bernfels Court.

7.03

Movement

The site is located between Stanley Road and Bernfels Court, Ponciau which is located in the Wrexham Borough Country. The area where the proposed dwelling is located to the rear of 9a, 9b and 9c Stanley Road.

Stanley Road is accessed from Fennant road which is the main link between the two towns Johnstown and Rhosllanerchrugog. The road also connects to Wrexham Road (B5605) which creates a route into Wrexham city centre.

The A483 is in close proximity to the site. This road leads to Chester and Wrexham in the north, and Oswestry to the south making it a good location for commuters. All three of these locations are within a 25-mile radius of the site. These places also provide the opportunity to access other major roads connecting to wider parts of Wales and England with larger cities such as Liverpool and Manchester a relatively short drive away. This therefore has influenced the orientation and positioning of the buildings. Other aspects such as the size of the site and the neighbouring properties have also influenced the site layout, ensuring that aspect distances have been considered.

There are bus stops close to the site which run regular services into Wrexham city centre and neighbouring towns and villages. This makes Wrexham Bus Station easily accessed which provides good transport links to Chester and further afield.

7.04

Environmental Sustainability

The proposal aims to be as sustainable as possible in regards to environmental impact. This will be achieved in various ways through the detail design of the dwellings. Primarily, the dwellings will be designed in accordance with Part L of the Building Regulations to ensure that carbon emissions are minimised. This will include specifying high levels of insulation, thermal efficient double glazed windows and energy-efficient heating and lighting systems.

Further to this other measures will also be taken to ensure that the carbon footprint of the building is reduced. An example of this would be locally sourcing material to reduce transportation time and fuel use. This also helps to support the local economy. Other things like using local construction companies will also help to improve the sustainability of the proposal again by reducing travel times and fuel consumption.

7.05

Community Safety

According to Police UK (www.police.uk), there have been 64 crimes reported in the Ponciau in August 2020. There is next to no reason to suggest why the proposal would have a negative impact on these figures or the amount of crime in the area. The proposal would however improve the surveillance levels in the area.

The proposal aims to prevent crime through the design and layout. The site itself is considered to be backland and does not currently have a use other than being spare land. The land is bound to the west by the gardens of 9a, b & c Stanley Road, the garden and garage of 'Auriel' Stanley Road to the South and dense foliage to the north. However, the eastern boundary on Bernfels Court is open only lined by a smattering of small trees and bushes.

The open boundary means that people can currently enter the site area without permission. This could be problematic as it is a place where criminal activity could take place. Our proposal would occupy this site and therefore create a physical boundary on the western edge of the site. This boundary would be created by the front elevation of the proposed dwellings.

The design of the dwellings and gardens would create a clearly bound site with no spare of land that people could enter unknowingly. The site would also be overlooked by the houses to the front and the rear making it less likely to be targeted by criminals. The dwellings also are designed to have a garage where they could securely store a car or bike.

7.06

Response to planning policy

The proposal is designed in accordance with the 'Wrexham Unitary Development Plan' policy GDP1 which accounts for a range of development objectives including scale, materiality, community safety, sustainability various other elements. Parking policy has been respected too as well as that for pedestrians, cyclists and horse riders.

The proposal addresses the Strategic Policies set out in the 'Wrexham Unitary Development Plan'. The site is "within a defined settlement limit/employment area", does not "materially detrimentally affect countryside, landscape/townscape character, open space, or the quality of the natural environment", uses a site that is "underused" and certainly "maintains the existing settlement pattern and character and be integrated with the existing transport network to help reduce the overall need to travel and encourage the use of alternatives to the car". [1]

The proposal is also in line with policy EC4 and it does not "results in the loss or significant damage to valuable trees, important hedgerows or ancient woodland sites". [2] Nor will the proposed development "result in an unacceptable adverse impact on the water environment due to additional surface water run-off" in accordance with EC13. [3]

This proposal looks to densify an existing residential area by making use of unused and excessive garden space. This is in line with Wrexham Country Borough Council planning guidance regarding 'Space around Dwellings' which states, "It is desirable to make the best possible use of land by increasing housing densities". [4]

8.00

CONCLUSION

It is considered that the proposals would be a positive addition to the local area as it is of similar size and design of the neighbouring properties. It is also a good addition to an underused and somewhat neglected parcel of land which the development of would improve the density of the area. The approval would help to improve the areas need for new housing and provide the area with a new desirable development.

The proposal would create two attractive three-bedroom family homes which would enhance the local community and built environment aligned with the current planning policy of Wrexham County Borough Council.

The proposal would not have a negative impact on the local area or environment as a contemporary construction would ensure that the dwellings are both sustainable and comfortable for the occupants.

We believe this planning application should be looked upon favourably as it is aligned closely with the previously approved applications P/2015/0114 and P/2019/0658 and local planning policy.

9.00 **REFERENCES**

- [1] <https://www.wrexham.gov.uk/sites/default/files/2020-05/udp-statement.pdf> p.12
- [2] <https://www.wrexham.gov.uk/sites/default/files/2020-05/udp-statement.pdf> p.20
- [3] <https://www.wrexham.gov.uk/sites/default/files/2020-05/udp-statement.pdf> p. 26
- [4] <https://www.wrexham.gov.uk/sites/default/files/2020-05/lpg-21e.pdf> p.1

9.01 **Drawings**

20082-001 Site Location Plan As Existing Site Plan
20082-100-A As Proposed Site Plan
20082-110-A As Proposed Plans
20082-111-A As Proposed Elevations
20082-112 As Proposed Street Scene
20082-120-A As Proposed Site Sections
20082-121-A As Proposed Site Sections