

DESIGN AND ACCESS STATEMENT

Proposed Residential Development
On land to the north of

STATION AVENUE

CHIRK

WREXHAM

LL14 5LR

On behalf of EDWARDS HOMES LIMITED



D S Jones & Co. Architectural & Planning Consultants.



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1.0 INTRODUCTION.

1.1

This Design and Access Statement has been prepared in support of an application for planning permission for the development of 24 new homes on land to the north side of Station Avenue in Chirk together with areas of open space in accordance with the submitted site layout drawing and other information supplied.

1.2

This statement meets the statutory requirements of Article 7 of the Town and Country Planning (Development Management Procedure)(Wales) Order (“the DMPWO”) 2012, as amended by Article 9 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016.

1.3

This Design and Access Statement provides an analysis of the application site and sets out the principles that have guided and informed the design.

2.0 DESCRIPTION OF THE SITE AND SURROUNDINGS

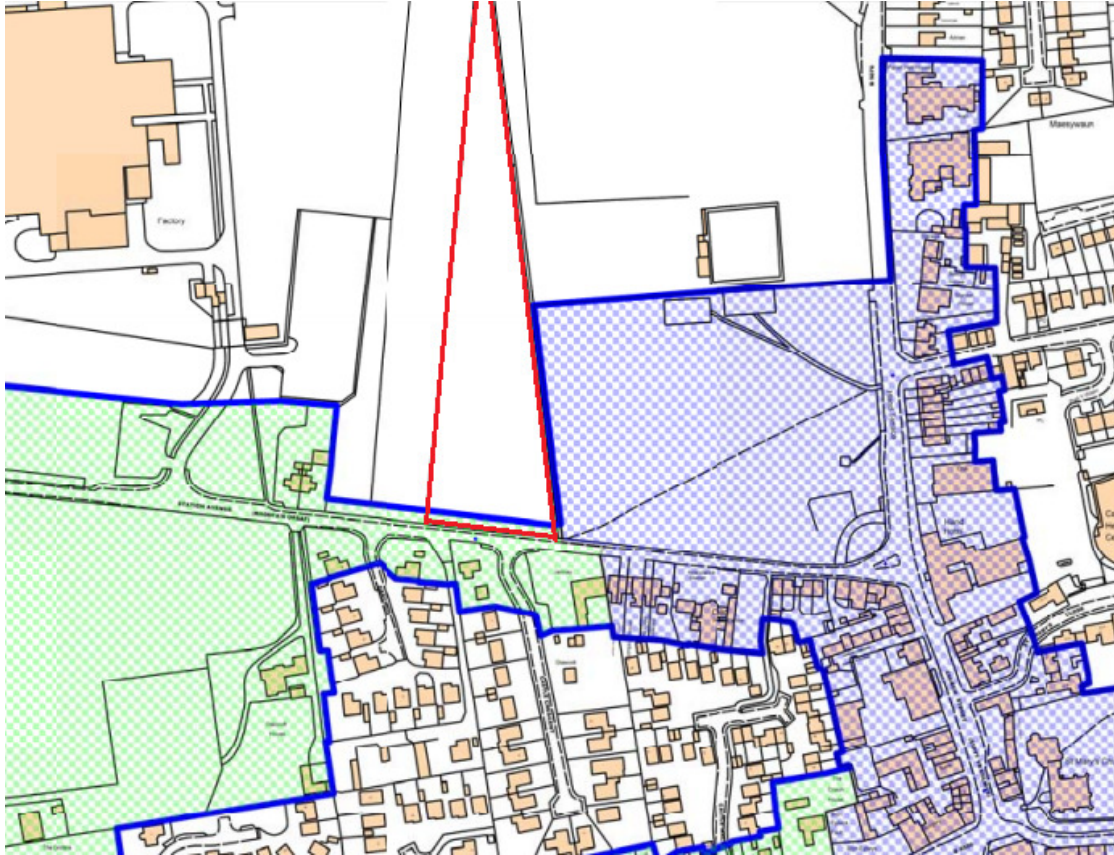
2.1

The proposed development site comprises a wedge shaped parcel of land on the north side of Station Avenue. The site is generally level but slopes slightly to the north away from the frontage. The application site area is approximately 1.06 Hectares or 2.62 Acres.

2.2

The application site is located wholly within the settlement boundary in the southern part of Chirk. The majority of the application site lies adjacent to but outside the Conservation Area except for a strip of land approximately 6 metres wide across the entire site frontage which lies within the Conservation Area as indicated on the extract of the Conservation Area Map below. The site

is situated between extensive sports and leisure facilities to the east and industrial / employment areas to the west. The site is within walking distance of Chirk Railway Station and bus stops on Station Avenue and is therefore in an extremely sustainable location.



Extract from the Chirk Conservation Area Map 2014 – site edged red.

2.3

The site has the benefit of the grant of planning permission which was allowed on appeal, for the development of up to 22 dwellings plus associated works under reference No. APP/H6955/A/18/3194493 dated the 3rd of July 2018. All matters apart from access were reserved for later consideration. A Section 106 Agreement is attached to this planning permission requiring the formation of a Resident's Management Committee to oversee the maintenance and management of the areas of open space which are to be for the benefit of residents of the development only.

3.0 THE PROPOSAL.

3.1

The proposal is to develop the site with the erection of 24No. 3 and 4-bedroomed detached family homes which will be served by a new estate roadway constructed to adoptable standards. Additionally it is proposed to provide two areas of open space to the northern and southern sections of the site which will also support the construction of a foul sewage pumping station to the southern section and a submerged SUDS sustainable surface water drainage system to the northern area of open space. Both drainage systems will be the subject of later detailed engineering design by Kane Design, Civil Design Engineers.

3.2

Site layout proposals are included with this application for full planning permission which indicate the proposed siting of the new dwellings. Access to the site will be gained by means of a new access road from Station Avenue which is to be constructed to County Council Adoptable Standards. The existing established hedge which demarcates the southern boundary will be retained and be subject to management save for the section which requires to be removed to allow the creation of the new access road. Access arrangements which involve the removal of two protected trees were approved as part of the grant of planning permission on appeal in 2018 and the position and layout of the access is in accordance with the details previously approved.

4.0 PLANNING POLICY CONTEXT.

4.1

The site has the benefit of planning permission for the erection of up to 22 dwellings and associated works with all matters reserved except for access.

The principle of residential development on the site is therefore firmly established. Accordingly, it is only necessary to consider the requirements of adopted Local Planning Policy GDP1 in terms of the general development principles adopted in the conception of the proposals which form part of this application for planning permission.

4.2

The relevant sub-sections of this particular planning are set out below :-

Policy GDP1 All new development should:-

a) Ensure that built development in its scale, design and layout, and in its use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality.

b) Take account of personal and community safety and security in the design and layout of development and public / private spaces.

d) Ensure safe and convenient pedestrian and vehicular access to and from development sites, both on site and in the nearby locality.

e) Ensure that built development is located where it has convenient access to public transport facilities, and is well related to pedestrian and cycle routes wherever possible.

g) Secure public services (e.g. gas, water, electricity) to development at minimum public cost.

4.3

In terms of sub-paragraph a), the proposals have been designed to have due regard to the scale, design and character of the more traditional development nearby along Station Avenue and the use of materials comprising a mixed palette of facing brickwork and render with appropriate detailing and the use of a thin profile roofing tile, will ensure that the development assimilates successfully in to the surroundings. The development has been designed to have two strong frontages, one to the

south in order to contribute to the character and appearance of the Station Avenue street-scene and also a frontage facing east overlooking the adjacent park and sports facilities.

This approach will ensure that a strong relationship is achieved between the development and the areas immediately outwith the site in the interests of preserving and enhancing the character and appearance of the area. This approach to the design of the site is discussed further in this report in Section 5.

4.4

The orientation of the proposed dwellings as referred in paragraph 4.3 above will have the added benefit of improving Community Safety with regard to the areas of open space proposed as part of the development and also to the wider park and sports facilities to the east. The strong connection between the proposed development and the existing community facility will significantly improve natural surveillance in this location thereby improving community safety substantially.

4.5

The access to the site has been laid out in accordance with details considered and approved as part of the previous application for outline planning permission, granted on appeal. This will result in a safe and convenient access to the application site for both pedestrians and motorists in a position where safe means of access to public transport is possible.

4.6

Statutory services in terms of electricity, gas and water are available at the site boundary and will be provided to serve the site without cost to the public purse.

4.7

The drawings and other documents submitted with this application for

planning permission show compliance with all of the aims and objectives of this particular Local Planning Policy as discussed in Section 5 below.

5.0 DESIGN

5.1

Good design is an all embracing concept. This statement considers the essence of good design in response to the following factors :-

- Use
- Amount
- Layout
- Scale
- Landscaping
- Character / Appearance

The above objectives are key to good design, to the understanding of and response to context and should form the basis of any scheme and design statement.

5.2 Use and Amount.

The application is a full application and seeks approval of the details of development which include the position and provision of vehicular and pedestrian access to the site, the siting and orientation of the proposed dwellings, the design of the proposed buildings, external appearance and landscaping both in terms of soft and hard landscaping of the site. Information is contained within the application which indicates that a conventional form of development is proposed which takes account of the relationship between the site and Station Avenue to the south and the community facilities to the east.

The optimum amount and type of development in this location has been considered carefully and constitutes a mix of 24No. detached, 3 and 4 bedroomed family homes, designed in a simple yet traditional form with a strong emphasis on creating attractive street scenes and strong connections with Station Avenue and the adjoining open space to the east. The development, undertaken in the manner proposed will harmonise with the site and surroundings in terms of the siting, scale, design, layout, use of space, materials, external appearance and landscaping and in so doing will preserve and enhance the character and appearance of the area. The density of the proposed development represents the most efficient use of the land having regard to the simple topography of the site and the need to make provision for areas of open space. These areas include an area to the south which provides a buffer between the proposed development and the retained, protected trees and an area to the north for informal open space for the use of residents of the development.

5.3 Layout.

The layout of the development is dictated by the proportions and topography of the application site and the overarching need to create a street scene to Station Avenue in order to assimilate the development in to the wider environment. Vehicular and pedestrian access will be provided directly from Station Road by means of an adoptable roadway which will punctuate the proposed frontage and then traverse in front of plots 1 to 6 in order to ensure that a strong street scene is created. An area of open space is to be provided to the northern section of the site for the use and benefit of occupiers of the proposed development within which a sub-surface, sustainable surface water drainage system will be constructed in the most advantageous position having regard to the levels on site. The area of open space to the southern section of the site will allow a buffer between the development and the protected trees in the interests of the long term survival of the trees and to minimize the shadowing effect of the trees on the south facing plots at the entrance to the development. Additionally, within this area of open space, an adoptable sewage pumping station will be constructed to the satisfaction of Dwr Cymru

Welsh Water in order to provide an appropriate foul drainage solution for the site.

5.4 Scale.

The scale of the development comprises two storey, conventional dwellings of a traditional appearance in keeping with the existing dwellings located along Station Avenue. The form and massing thereafter responds to the spaces available between the site boundaries having regard to the topography of the site, the principle of achieving a strong street frontage and market research which indicates a strong need for a mix of three and four bedroomed family homes in this location.

5.5 Landscaping.

The landscaping of the site will involve the retention of the existing protected trees and the hedge to the site frontage supplemented by the planting of trees within the soft areas of landscaping in order to soften the appearance of the dwellings and assimilate the development in to the wider landscape. New hedges are to be planted to both sides of the access roadway adjacent to the southern portion of open space as indicated by Dwg No. 10349.03.dsj. New tree and shrub planting will be extensive and will comprise indigenous species in addition to grassed lawns to private garden areas all as indicated and specified on the submitted site layout plan.

5.6 Character / Appearance.

The appearance of the proposed dwellings will take a simple and traditional form using design references and a palette of external materials taken from the existing, more traditional buildings located along Station Avenue in order to successfully assimilate the development into the surroundings.

6.0 ACCESSIBILITY AND MOVEMENT.

6.1

Local planning policy requires that development sites are located in an area with good public transport provision. The site is located within walking distance of Chirk Railway Station and bus stops along Station Avenue to the east and west. The site is also within easy walking distance of the centre of Chirk where a range of conveniences are available. This constitutes an extremely sustainable location for development with good public transport links.

6.2

Access to the proposed dwellings will be provided by means of an adoptable estate road from which vehicular and pedestrian access is gained to the individual plots. Pedestrian access to the principal entrances of the proposed dwellings will be provided in accordance with Building Regulations Approved Document M.

6.3

The new roadways will be a combination of an initial 5.5m wide carriageway with a 2.0m wide footway with a secondary 4.5m wide culs de sac with a shared surface where possible and appropriate subject to the number of vehicular crossings and driveways provided. A minimum visibility splay of 43m in each direction measured 2.4m back from the edge of the carriageway is achievable at the junction of the new estate road with Station Avenue in accordance with the guidance set out in Manual for Streets.

6.4

There are bus stops located nearby, approximately 100 metres distant to the east of the site on Station Avenue. Chirk Railway Station is located to the west at the end of Station Avenue, approximately 300 metres away.

6.5

The proposed dwellings have been designed to comply with the relevant

requirements of Part M of the Building Regulations and in accordance with LPGN No.6 – Access to and Use of Buildings. The proposed development will include:

- level access at the main entrance of each dwelling with paving from the proposed accessway ramped to overcome any change in level;
- any gradients required to achieve access will not exceed 1 in 20;
- the main entrance door to the dwelling will have a level threshold and a minimum clear opening width of 800mm;
- all apertures, space for wheelchair approach, door handle height and thresholds designed and provided in accordance with Part M of the Building Regulations.

6.6

Consequently, the proposed development will comply with adopted local planning policy which seeks to ensure safe and satisfactory standards of access to developments.

7.0 COMMUNITY SAFETY.

7.1

The design objectives as far as promoting community safety are to ensure attractive linkages with public spaces which benefit from natural surveillance. The primary reason for this requirement is “To ensure that adequate visibility is maintained at the proposed point of access”. However, the dual role that this requirement performs is that the front external spaces of the development are open to public view thereby providing natural surveillance during daylight hours. It is during the hours of darkness when problems may occur either to the front external spaces or the more secluded private garden areas to the rear, which could result in anti-social behaviour. It is therefore important in this situation, that effective artificial lighting of the front and rear of the plots is

included in order to deter anti-social behaviour and to provide potential for natural surveillance by residents who overlook the site or who may pass on foot or in vehicles. However, any artificial lighting which is provided must respect the amenity of adjoining local residents and therefore must be carefully designed in order to respect the position of the site and relationship between the application site and adjoining residents.

8.0 SUMMARY AND CONCLUSION.

In summary, the proposed development identified as part of this application for planning permission can be undertaken in accordance with National Planning Policy Guidance and Local Planning Policies, the principle of development having been established previously by the grant of planning permission referred to.

This Design and Access Statement has demonstrated that the development of the application site in the manner proposed will preserve and enhance the character and appearance of the area in the part of Chirk adjacent to the Conservation Area in accordance with adopted planning policy and the principles of good design.

In consideration of the above and the drawings and other information provided as part of the application, officers are respectfully requested to view these proposals favorably and subsequently resolve to grant planning permission.

D.S. Jones &Co.

February 2019.

For and on behalf of Edwards Homes Limited.

