



Design and Access Statement
Land at Gwynant,
PLAS MADOC, WREXHAM



March 2019

Issue 1



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Document Control

The following statement is the Design and Access Statement for the Full Planning Application for vacant sites to Gwynant, Plas Madoc, Wrexham.

The document was first issued in March 2019 with the following revisions being made.

Revision	Date	Notes/amendments	Checked by



1.1 Foreword

The following Design and Access Statement is structured in accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2015 and DCLG guidance on information requirement and validation.

The document follows the structure of the CABE guidance “Design and Access Statements—How to write, read and use them” in an effort to demonstrate the design process and how the physical characteristics of the submitted scheme are a response to the physical and socio-economic constraints and opportunities that the development site presents.

1.2 Application

This document supports the full planning application for the land to the Gwynant, Plas Madoc, Wrexham.

The application is for full planning approval, for 11 houses to vacant sites.

The statement should be read in conjunction with all other supporting information that forms this application which includes:

Document	Issued by
Design And Access Statement	JDA
Architectural Drawings	JDA
Flood Consequence Assessment & Drainage Strategy	WSP
Ground Investigation Report	Ian Farmer Associates

2.1 Overview

The proposal, for 11 units to Gwynant, Plas Madoc, incorporates 4no. 1Bed 2 Person units, 2no. 2Bed 4Person units, 2no. 2Bed 3Person units and 3no. 4Bed 6Person units. The site sits south west of Wrexham town centre and to the north of Hampden Way.

2.2 Site and Area

The site area is approx. 0.23ha. and has been identified as a potential housing site which will look to address the local social housing need in the borough by delivering 11no. homes in partnership with Wrexham County Borough Council.

The site is situated on Gwynant approximately six miles outside of Wrexham town centre, and lies within Wrexham County Borough Council Planning Department jurisdiction.

The site is within a residential area, which includes a mixture of housing sizes, constructed in a range of materials.

The predominant vernacular in the immediate area is traditional, with bungalows, semis and terraces across Plas Madoc. The traditional pitched roof properties have been constructed in red and buff brick, with timber and tile detailing to elevations, white uPVC windows and over hanging eaves and barges.



Site location plan

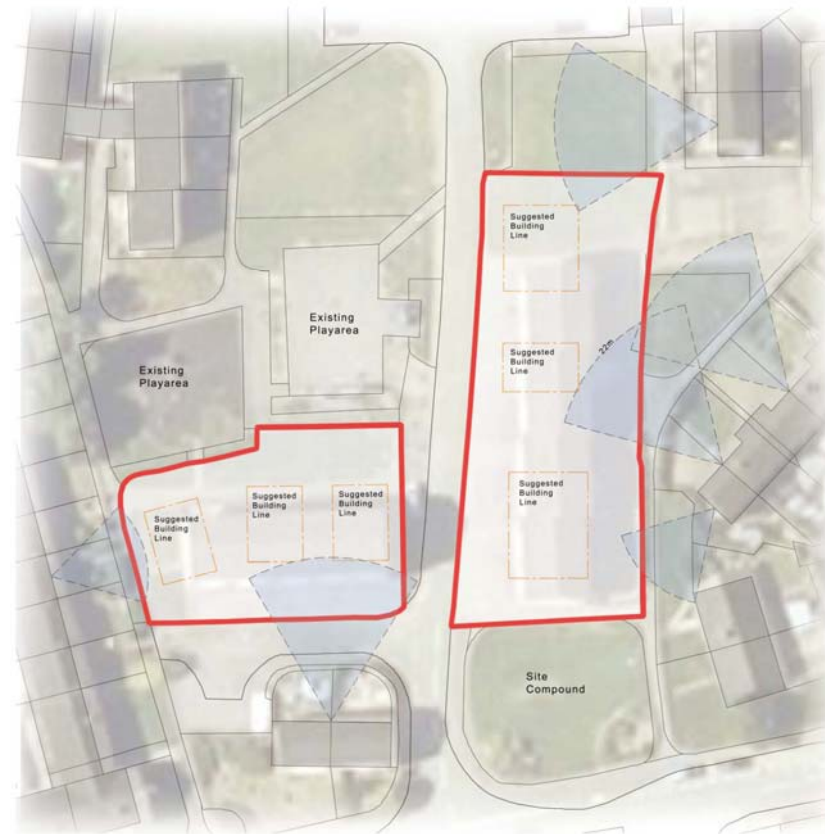
2.3 Constraints, Opportunities and Approach

There are several key issues which lead to constraints and opportunities which inform the design process.

- The proposed house types and tenures aim to cater for local needs.
- Proposed housing design and materials will have to reference and respond to the local vernacular.
- The topography of the site will have to be taken into consideration when proposing access and drainage solutions.

The site also presents several opportunities:

- The site is located close to various amenities and transport routes.
- Facilities including the Plas Madoc Leisure Centre are within close proximity to the site



Legend

- Overlooking Zone
- Sun Path

Site Constraints Plan

2.4 Context Photos

The images opposite display the proposal site and its surrounding area. (Clockwise from top left).

- View of linear site looking north
- View from northern site boundary
- View of site looking south
- View of site looking north

(Images from Google Street View)

Note: Existing properties have now been demolished





2.5 Planning History

An application for Prior Notification of Proposed Demolition was submitted to Wrexham CBC in February 2017 (case number P/2017/0110 & P/2017/01108). The former residential units have now been demolished.

Public consultation events for regeneration of both the site and the wider Plas Madoc area were undertaken on 11/04/18 and 19/9/18. The proposals were generally well received and welcomed by local residents.

2.6 Planning Policy Review

The policy documents of particular reference for this proposal are the National Planning Policy Framework (NPPF) (2012), Planning Policy Wales Edition 10, the Technical Advice Notes and the Wrexham Unitary Development Plan.

The NPPF includes guidelines on delivery of a wide choice of high quality homes (paras 47 to 55), requiring good design (paras 56 to 68) and ensuring the vitality of town centres (paras 23 to 27).

Particular reference has been made to Local Planning Guidance Notes 10, 16, and 21.

2.7 Report and Surveys

The following reports and surveys have been completed to inform the design process, and are attached to this application.

- Flood Consequence and Drainage Strategy

2.9 Assessment

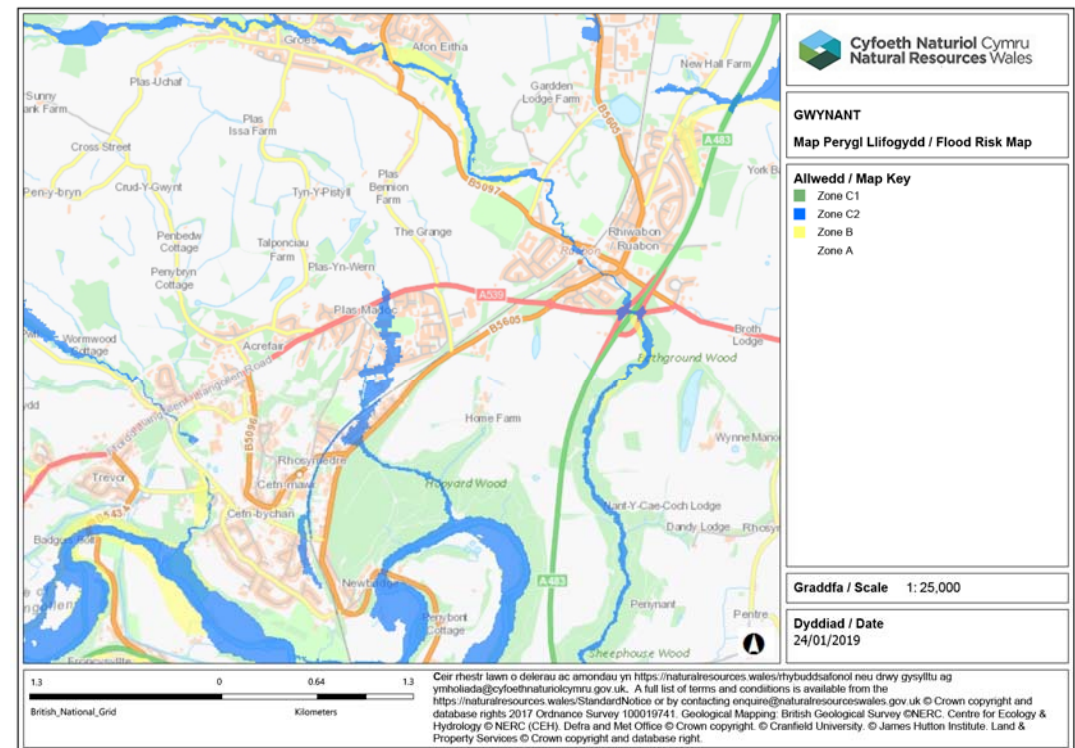
The Site and Context chapter of this Design and Access Statement has shown the suitability of the site for development.

2.8 Flood Risk

Natural Resources Wales Development Advice Map identifies part of the existing site as falling within Zone C2 (blue). Zone C2 is defined as areas of the floodplain without significant flood defence infrastructure.

This will be a major consideration during the design stages, with the site layout and drainage scheme look to address issue of flooding.

A full Flood Risk Assessment is provided by WSP.



Natural Resources Wales Development Advice Map (Not to scale)



3.1 Pre-application Advice

Proposals have already been put to Wrexham County Borough Council for pre-application advice, in November 2018, (Ref: **ENQ/2018/0199**) with a formal response being offered in email format in January 2019.

The following areas were addressed in the correspondence:

- General Observations

The principle of development was noted to be acceptable. With the land falling within a defined settlement and having been previously developed.

It was also noted that there was a sufficient level of amenity space for the dwellings and that parking provision was logically placed. The proposed layout was thought to represent a significant improvement and would not result in a detriment for neighbouring occupiers. Whilst parking provision is below maximum LPG 16 standards for the three bed dwellings, the planning officer was satisfied that this was a sustainable location and that the one space shortfall for these dwellings could be justified.

- Appearance

The nature of the surrounding dwellings allows for a greater degree of flexibility in relation to the design of the proposed dwellings and mixture of facing materials could be proposed rather than sticking to one particular style.

- Flooding

Part of the land is designated as flood risk (zone C2). In accordance with Welsh Government TAN 15, highly vulnerable development such as

housing would not be permitted. Of significant weight in favour of the development are the previous dwellings on the site at a higher density. The proposed development offers the potential to improve the existing situation by introducing flood alleviation measures to the properties.

The planning officer was satisfied that the nature of the previous use of the land carried significant weight in overriding this policy but noted that a Flood Consequences Assessment (FCA) will be required to investigate the nature of the risk and mitigation measures required. Subject to a satisfactory submission I consider that the development could accord with UDP policies EC12 and WG TAN15.

See also section 2.8 Flood Risk

- Planning Obligations

Education contributions – over 4 dwellings. Refer to LPG27

Open space – over 10 dwellings. Refer to LPG10

3.2 Evaluation

Invaluable feedback was gained from discussions with the planning department, with the proposals being positively received.

3.3 Design Evolution

Following initial design discussions aspects of the scheme were addressed.

The images opposite show the cohesive primary sketches for the site and the final proposed layout.

Whilst the design has not changed drastically, aspects of the layout which were addressed included:

- Sense of identity - the layout has been designed to be site specific by responding directly to onsite constraints and opportunities.
- Local Vernacular - House types have drawn inspiration from the local vernacular, with a view to tie the development into its surroundings.
- Housing design aims to meet the local accommodation needs, with the mix and type of accommodation having been addressed since the initial sketch proposals. This diversity is then reflected in street scenes and layout adding interest.



Initial sketch proposals



Proposed Site Plan

4.1 Use

The proposal looks to deliver 11 residential units in partnership with Wrexham Council.

The housing stock in Plas Madoc is predominantly suburban bungalows, two-storey mews, semi-detached or terraced dwellings, with the proposal aiming to successfully fit in with and enhance the current mix of dwellings.

4.2 Amount

The proposal is to consist of 11 units with the following distribution between unit sizes:

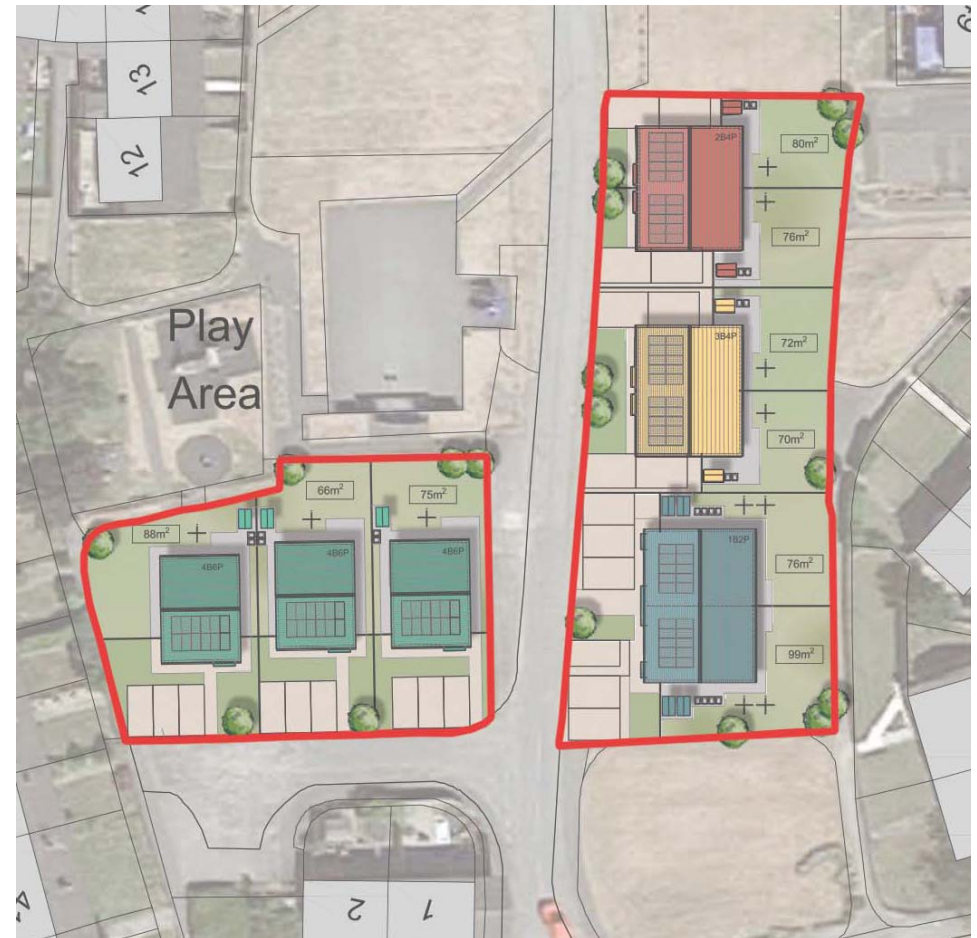
- 36% 1 Bed 2 Person Apartments - Total 4 units
- 18% 2 Bed 4 Person Units - Total 2 units
- 18% 2 Bed 3 Person Units - Total 2 units
- 28% 4 Bed 7 Person Units - Total 3 units

4.3 Density

The overall site is 0.23ha with a proposed 11 units, this is a density of 48 units per ha.

4.4 Scale

The proposed units will be two storey. The house types are to be of comparable size and scale to those opposite and adjacent buildings to ensure the continuity of the street scene.



Proposed Site Plan (Not to scale)

5.1 Layout

As displayed in the Design Evolution (section 3.3), the layout has been amended throughout the design process in order to optimise residential provision and generally enhance the design to provide a coherent legible scheme.

5.2 Character, Street Scene and Appearance

In both developing bespoke housetypes and a sympathetic site layout that responds to its environment, it is hoped that the scheme will fit seamlessly into the locality and positively benefit Plas Madoc.

In line with Wrexham County Borough Council design guidance and the surrounding precedent, brick and concrete interlocking tiles are used to work with the existing neighbouring buildings and seamlessly link the new and old developments whilst creating a sense of place.

5.3 Landscape

Plant life will be provided within the development, including shrubs to front gardens. Rear gardens will have laid grass and hardstanding surfaces suitable for refuse and recycling bin storage.



Proposed Street Scene (Not to scale)

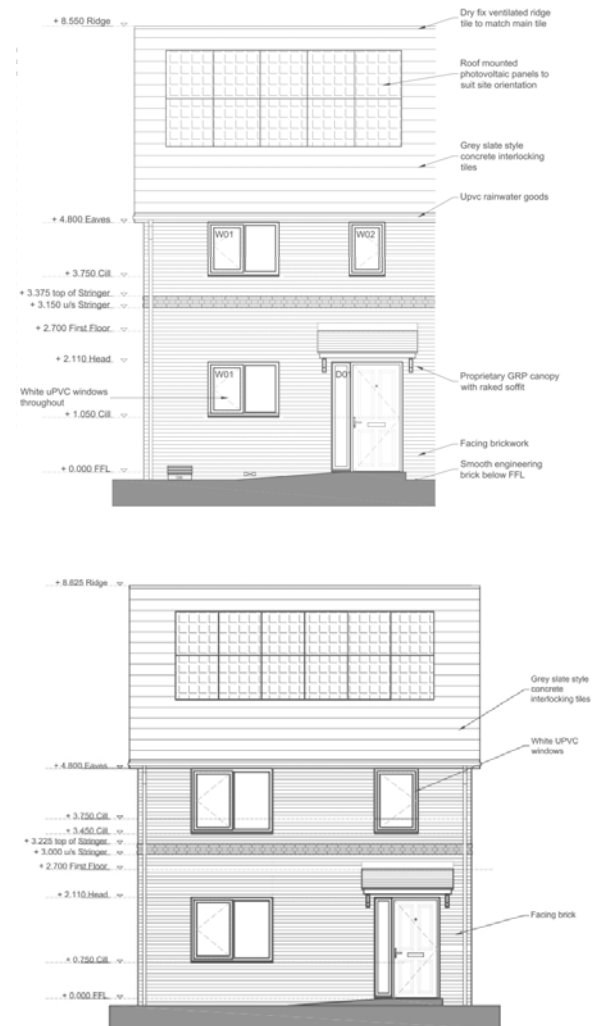
5.4 Key Building Elements and Materials

The selected building materials are listed below. These have been chosen based on the proposed use and adhere to required specifications and standards of the industry. Examples of both local vernacular and proposed housetypes are shown opposite.

- Concrete interlocking roof tiles
- Facing brick to elevations
- Overhanging eaves and barges
- Black rainwater goods
- White window frames

5.5 Secured by Design

The development will be undertaken subject to local security standards and national guidance to reduce the opportunity for crime and the fear of crime, creating safer, more secure and sustainable environments.



Surrounding Built Environment /
Materials

Elevations of proposed units: 2 Bed Semi and 4 Bed detached (Not to scale)



6.1 Transport Assessment

This is a summary of the accessibility of the proposed site, which considers movement and mobility options via existing transport modes.

6.2 Walking and Cycling

There are local facilities and services accessible within a short walk or cycle. Within close proximity of the site there are convenience shops, a large leisure centre and a post office. A large Tesco superstore is located 1.3 miles from the site.

6.3 Public Transport

Its transport links are strong, served by a bus stop where Gwynant meets Hampden Way. From here there are regular buses operating to Wrexham centre (no2).

Additionally, Ruabon rail station is approx. 1.1 miles north east of the site (approx. 15 minutes by walking). From here there is a regular service to Wrexham General Train Station, with the journey taking approximately 6 minutes.

6.4 Cars

Whilst the site has strong public transport links and active transport options, for householders who require long-distance connectivity for work or other purposes the site has a good road connectivity. The A483 is accessible within approx. 1 mile.

6.5 Access Equality and Inclusivity

Jennings Design Associates are fully committed to a policy of equality, inclusion and accessibility.

This commitment ensures that all practical steps have been taken to put inclusive design at its heart and it should be the intention of any further design development to achieve a higher standard than the acceptable minimum levels set out by the Building Regulations.



Through the preparation of this Design and Access Statement, the following design guidance has been followed:

Approved Document M	BS 8300 (2001)
Disability Discrimination October 1995	Planning and Access for the Disabled
Building Bulletins	

Key access issues of Design and Planning Stage will include:

Internal Environment	Approach to the site
Entrance	Pedestrian Appraisal

6.6 Access and Movement

Access and movement has been considered throughout the design process, with the aim of providing a safe and comfortable environment for all people moving around the site.

Vehicular access will remain as existing, from Gwynant to the south of the site. Parking spaces are provided in accordance with parking provision standards.

The proposed units aim to meet the highest standards of accessibility and inclusion so that all potential occupants can use the site safely and easily regardless of disability, age or gender. The units will meet the requirements of Part M Section 1:Category 1_Visitable dwellings.

Additionally, the close proximity of the public transport bus routes on Hampden Way, are a strong motivator for residents to minimise car use, or forego car ownership.



Proposed Site Plan



Aerial view of the area surrounding Gwynant, featuring the approximate proposed site outline in red.



7.1 Other considerations for future design

The Design Team are committed to implementing the highest standard of design and specification and any future design development should also look to ensure best practice.

7.2 Conclusions

The proposal has been developed to ensure that all constraints and opportunities have been addressed and the final design provides a legible and coherent development.

Following the receipt of the Pre Application advice from WCBC the team has worked to address the initial comments to provide a successful scheme.

The units themselves look to deliver eleven high quality homes to meet the local need. With this in mind, we feel the scheme is both successful and will deliver homes of real quality.

If you have any further queries, please don't hesitate to get in contact with JDA Architects.





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