

ERECTION OF NINE FAMILY
HOMES AND ASSOCIATED
ACCESS AND DRAINAGE
WORKS

LAND WEST OF
EVERSLEY COURT,
MINERA
WREXHAM
LL11 3YZ



DESIGN AND ACCESS
STATEMENT

MAY 2019

**PARRY DAVIES
ARCHITECTS LTD**

PDA REF:
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**GOWER
HOMES**

Client:
Gower Homes

Architects:
Parry Davies Architects

Planning Authority:
Wrexham County Borough Council

Previous Planning references:
P/2015/0356

Grid Reference
Easting 327052 Northing 351991

The purpose of this Design and Access Statement is to assist those assessing the proposals providing a simple and direct supplementary statement explaining the reasons behind the design decisions. This statement will explain the design and appearance, and other details as submitted within the planning application

1.0 Introduction: -

1.01 The statement has been prepared in support of a full planning application for the development of the land accessed from Eversley Court which has planning history dating from October 2015 for the erection of 8no dwellings, therefore it is clear that the site is suited for residential purposes.

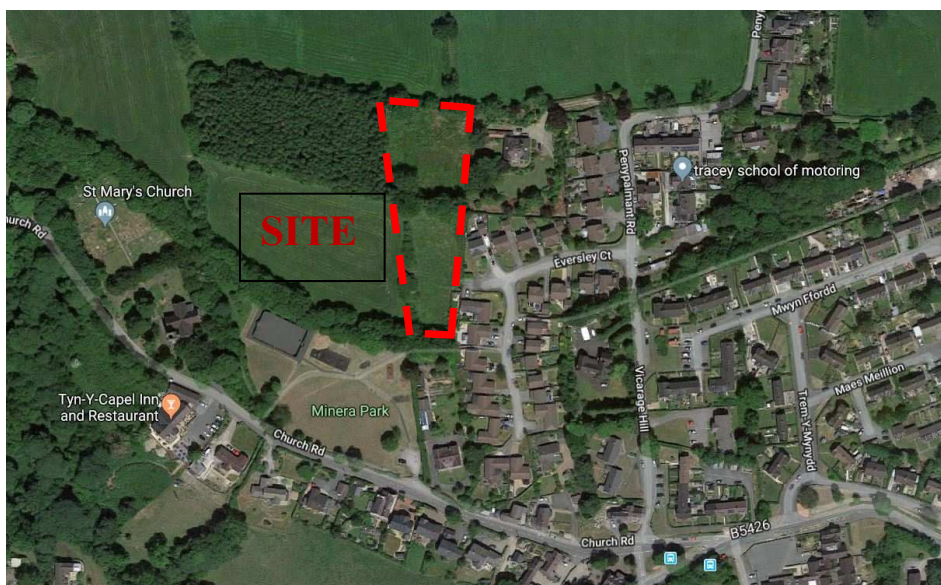
1.02 The case officers report previously noted that the application lies within the defined settlement limit where residential development is acceptable and that development will not be at a detriment of the character of the area. Indeed, the committee report's conclusion noted that it will make a positive contribution to the locality.

1.03 The condition relating to the timescale in which to submit a reserved matters application expired in October 2018.

2.0 The Site –

2.01 The site occupies a parcel of land measuring 4508m² / 0.45 ha and is located at the end of a hammerhead on an unclassified highway on Eversley Court devoid of structures for demolition or specialist attention.

2.02 The site is situated within the identified urban area of Minera, classed a minor village in the Wrexham UDP where the council seeks to provide the majority of new housing developments in urban areas, in the interests of sustainability.



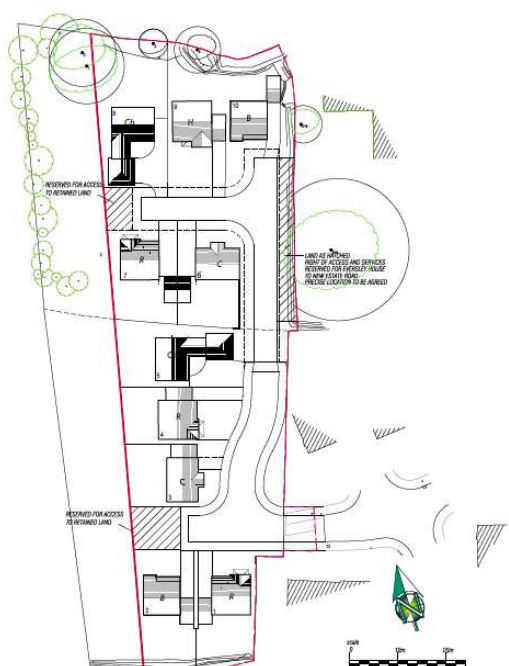
2.03 The application site is bounded to the south by the former railway line which forms the northern boundary to Minera Conservation Area. The northern section of the site, which adjoins the western boundary with Eversley, has a variety of trees. The trees within this area, when viewed with the trees within the adjoining fields to the west is an established backdrop to views across the Conservation Area from Pentre in the south and from the ANOB at Minera mountain and gives a soft enclosure to the settlement.

2.04 The lower section of the site is more open with trees and hedges positioned around the boundary. This section is viewed in the context of the access from the existing residential development at Eversley Court and the new development would not be detrimental to the general pattern of land use, plot size etc.

2.05 Developing the land would not require any removal of significant tree cover to facilitate the dwellings and an Arboricultural Impact Assessment was undertaken to establish tree protection zones initially before finalising the site layout plan.

3.0 THE DESIGN STATEMENT

3.01 Design Brief –

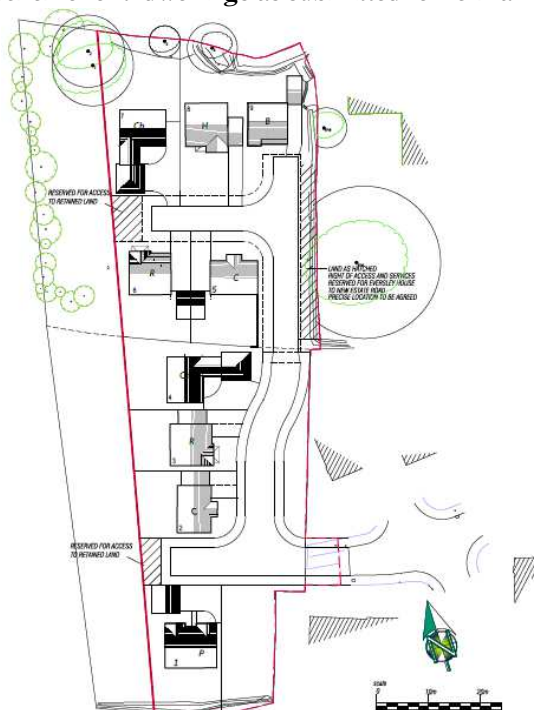


A scheme for 10 dwellings was initially drafted and pursued through the consultation process. The layout and number of dwellings were then re-addressed to meet Sustainable Drainage Systems (SuDS) requirements for surface water drainage, introduced on 7 January 2019, in accordance with the Welsh Ministers' Statutory SuDS Standards.

In order to facilitate swale areas to meet these requirements, adjustments were made to the layout, the estate road alignment and a plot was omitted from the overall scheme. The layout presented within this application for nine dwellings has been agreed in principle with the Senior Flood Management Officer at Wrexham County Borough Council.

Image left: the initial scheme for 10 dwellings, for comparison purposes

Image below- the scheme for 9 dwellings as submitted for formal consideration.



The development will create nine detached dwellings, each having three/four bedrooms and associated bathroom and living spaces.

The proposals have been shaped by a number of key Structuring Principles under the following headings:

- Structuring Principles
- Amount, Layout and Scale
- Landscape
- Access and movement

3.02 Structural Principles

The Structural Design Principles are to:

- Create a choice of high quality, distinctive homes set in an attractive landscape.
- Create an easily understood, robust street pattern and public realm in accordance with Manual for Streets
- Create a strong sense of approach and arrival using framed views and a sequence of surfaces
- Improve the residential amenity of existing housing to the east of the site by enhancing the boundaries and positioning gables and frontages instead of rear gardens facing the boundary.

3.03 Amount, Layout & Scale

The site equates to approx. 4508m² or 0.45 hectares and represents 20 houses per hectare which makes excellent land usage.

3.04 The disused railway, trees and the housing to the east shape this rectangular site. The site plan establishes key principles in regard to amount, layout and scale including:

- 9 new houses including a mix of property types and sizes to provide diversity and a choice of housing.
- The estate road will be a continuation of Eversley Court, an established residential area and will therefore be a natural progression of this estate.
- Building lines are varied to create enclosure, punctuation and interest.
- In considering the siting and relationships between the new and existing properties it has been possible to achieve spacing and amenity distances.
- Plots 1-5 along the adopted road have active frontages for surveillance and participation before the road pattern changes to a private road to form a small cul-de-sac.
- All houses are proposed as two-storey across the site.



3.05 The design of the dwellings and their features are designed to chime well with the surrounding housing, and the vernacular of Minera. Overall the proposals would be in character with the residential scale and form of the existing urban streetscape. Rear gardens will be landscaped and new boundaries shall be provided in accordance with further approval from the Local Authority. The drive and hard standings would be appropriately surfaced in a bound surface treatment.

3.06 Landscape

The existing tree lined boundaries are key elements in defining the character and sense of place. The site layout plan establishes key principles in regard to landscaping including:

- Creating native edges to each end of the site.
- Creating active frontages on entry to the development with front gardens that will be landscaped giving a softer approach
- Retaining and strengthening the existing hedgerows to create a robust landscape framework.

3.07 Access and Movement

The vehicular parking will be from an open site frontage and the immediate boundaries will be consistent with any advice given by the Highways Department to ensure visibility within the site. This will allow vehicles to enter freely into the site and a good, clear visibility to reverse out again, synonymous with the adjoining dwellings.

A consultation with Wrexham Highways Department has been undertaken and as the site has a previous outline planning permission for the erection of 8 dwellings, it was concluded that the additional dwelling will not have any detrimental impact on the highway.

3.08 The site plan establishes key principles in regard to access and movement:

- Creating a principal access point from Eversley Court
- Estate road and cul-de-sac are designed in accordance with Manual for Streets, with shared street surfaces giving priority to pedestrians and cyclists and also providing opportunities for play.
- Delivering a footpath connection between the new development and Eversley Court leading to Penypalmant Road.
- Garages and parking driveways are generally set behind the principal building lines to ensure streetscapes accommodate the car, rather than being dominated by it. There will be a minimum of two parking spaces to the dwelling frontage to allow pathways and soft landscape to the site frontage.

3.09 The scheme is in a highly sustainable location, therefore is highly accessible via non-car modes of transport, with a high standard of local services and facilities set within easy walking and cycling distances of the site. Regular bus services are available from Minera Hall Road, allowing easy access to key local settlements and the range of shops, services, facilities, and employment that they offer.

The nearest train station is Gwersyllt within 5 kilometres.

4.00 Social –

4.01 No public consultations have been undertaken by the Applicant.

5.00 Economic Principles –

5.01 Economic benefits are not applicable in this instance.

6.00 Policy Context –

6.01 There are a number of policies relevant to this proposal. These are examined within the planning statement prepared by J10 Planning, which accompanies this application.

7.0 Waste / Water Management –

7.01 The property will rely on the County Council's existing waste / recycling collection. Household waste will be stored separately within the dwelling.

7.02 The application is accompanied by a drainage strategy report by Coopers, referenced 6896DS and in accordance with this report-

Foul Drainage- Following a review of Welsh Water sewers, we are proposing to connect into the public sewers in Eversley Court. A levels appraisal has confirmed a gravity connection from the site is achievable. All foul sewers will be subject to a S104 Adoption Agreement with Welsh Water.

Surface Water Drainage- the suitability of infiltration techniques to dispose of surface water flows from the proposed development will be reviewed further when the site investigation report is available.

Assuming ground conditions are unsuitable for infiltration we propose to discharge all surface water flows to the ordinary watercourse via a new connection into the culverted section under Eversley Court.

8.0 Community Safety

8.01 The proposal is not considered to have any significant adverse effect on community safety. The public realm is not materially affected and will be as per the previously approved (outline) scheme.

8.02 This development is a private development and there will be no scope to change to the relationship between current public and private spaces.

9.0 THE ACCESS STATEMENT

9.01 Movement to and from the development

The site is sustainable as it lies within close proximity to public transport, and local amenities i.e shops, post office, primary school. This, in line with policy standards justifies the site as a sustainable location.

Traffic volumes associated with these dwellings will be relatively low and shall have no discernable effect on the wider road network.

9.02 Building Regulations –

Access to the principal doors will be provided via level thresholds to their external doors, which will be a minimum of 838mm wide to comply with Part M of the Building regulations and to allow push/wheelchairs to enter freely.

9.03 The proposal is designed to comply with Part M of the Building Regulations to provide nominal ramps, 1m internal door widths and general circulation around the dwelling to ensure ease of access for all. External areas immediately adjacent to the dwellings will require a surface treatment to enable a level and easy access for any wheeled access requirements.

10.0 Affordable Housing -

10.01 Affordable housing policies will not apply in this instance as we are applying for nine dwellings only.

11.0 Development Issues

11.01 Flooding – No known issues.

11.02 Mining - No known issues

11.03 Archaeology - No known issues

11.04 Ecology – No known issues

11.05 Utility services – No known issues

11.06 Arboriculture Issues- the application is accompanied by an Arboricultural Impact Assessment & Method Statement by Tree Solutions, referenced 18/AIA/WXM/239 (Rev B)

12.0 Planning Policy Framework

12.01 The proposal is considered to be substantially compliant with the framework of national and local planning policies and guidance.

13.0 Conclusion.

13.01 The proposal is considered to be substantially compliant with the framework of national and local planning policies and guidance. In essence the development will

- will meet relevant sustainable building standards;
- be located within both walking and cycling distance of local facilities & services within the town centre, Wrexham town within its mainline rail services, and located within short walking distance of the frequent bus services

serving the region. Therefore the site will be highly sustainable and as such actively promote good transport management practice, by providing due consideration to non-car transport alternatives.

- provide excellent quality accommodation that will make a valuable contribution to meeting the need for housing in the area.
- accord with the requirements of Para's 9.2.12 & 13 of Planning Policy Wales as the submitted plans demonstrates that the site can be developed at an appropriate density through a suitable layout and that it will respect the amenities enjoyed by neighbouring residents.
- ensure that the areas' *character and amenity* are not damaged and there will not be a *serious loss of privacy or overshadowing* of neighbouring dwellings in accordance with the policy.

13.02 We shall be pleased to provide any further information reasonably required by the LPA.

Signed: -.....Kathryn Gratton.....

Pp Parry Davies Architects RIBA Chartered Architects
On behalf of Gower Homes