

Based on the guidelines for Town and Country Planning (Development Management Procedure) (Wales) Order 2012

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Wales and West Housing.

Proposed Housing Development

MAESTEG, Gwynfryn, Wrexham

Site Address	Maesteg Gwynfryn Wrexham LL11 5YU
Development	Housing development delivering 5 new 2 and 3 bedroom 2 storey homes
Date Prepared	July 2015
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INTRODUCTION

- Applicant

From their founding in 1965, Wales and West Housing have been committed to developing more high quality, affordable, sustainable homes for people in Wales. The housing group has a five year development programme which includes innovative projects for all residents; they have a commitment to achieve strong growth to make a difference to people's lives, homes and communities.

The group has a large new build and refurbishment programme which has built up considerable expertise in the delivery of a broad range of affordable housing solutions within rural, suburban and urban locations across Wales, all offering different tenure options to help sustain communities over the long term.

They are currently investing £25million to build 251 homes in Wales, to ensure the future availability of quality homes and to give a significant boost to the local economy. So that they continue to benefit the communities of Wrexham in this way, WWAHA is proposing to build new homes, and one of the new-build projects is at Gwynfryn, Wrexham.

- Description of the development - site context

This proposal at Maesteg, Gwynfryn consists of a housing development delivering four new 2 bedroom and one 3 bedroom two storey homes Wrexham County Borough Council (WCBC) has declared a policy to provide new affordable housing in dedicated sites around the County Borough, therefore the homes will provide much needed smaller properties in Gwynfryn.

The scheme is designed in accordance with Lifetime Homes as well as the Welsh DQR standards, Secured by Design guidelines and Code for Sustainable Homes Level 4.

The scheme maximises the use of the site by working with the slope allowing the development to successfully integrate within its semi-rural surroundings. Each individual home will have a spacious back garden (as required by the various housing standards followed) and will front onto a landscaped parking area adjacent to a new access road. Each house will have two designated parking spaces to the front of the property, and 2 additional visitor parking spaces will also be located within the site.

- Pre-application Consultation

An Outline Planning Application (Case Number P/2010/0220) has previously been submitted and granted. As well as this, a further Planning Application (Case number MIN P/2014/0186) was submitted but refused.

At this stage the client appealed against the decision and the attached "Written Statement of Evidence" is a copy of the information put forward, as well as the attached "Transport input" statement which supports the information on highways. The Appeal Decision (also attached) notes that the refusal on the basis of Character and appearance, and Ecology would not be affected by the development, however the inspector does support the fact that the development would cause harm to highway safety.

The issue of highway safety has been further developed as noted in the "Transport Input" the outcome of this being a requirement to widen the entrance road and radius of the incoming corner as well as an area of hardstanding for the reversal of cars within the development. The revised drawings included as part of this application now reflect these same amendments.



Figure 1: Site Location

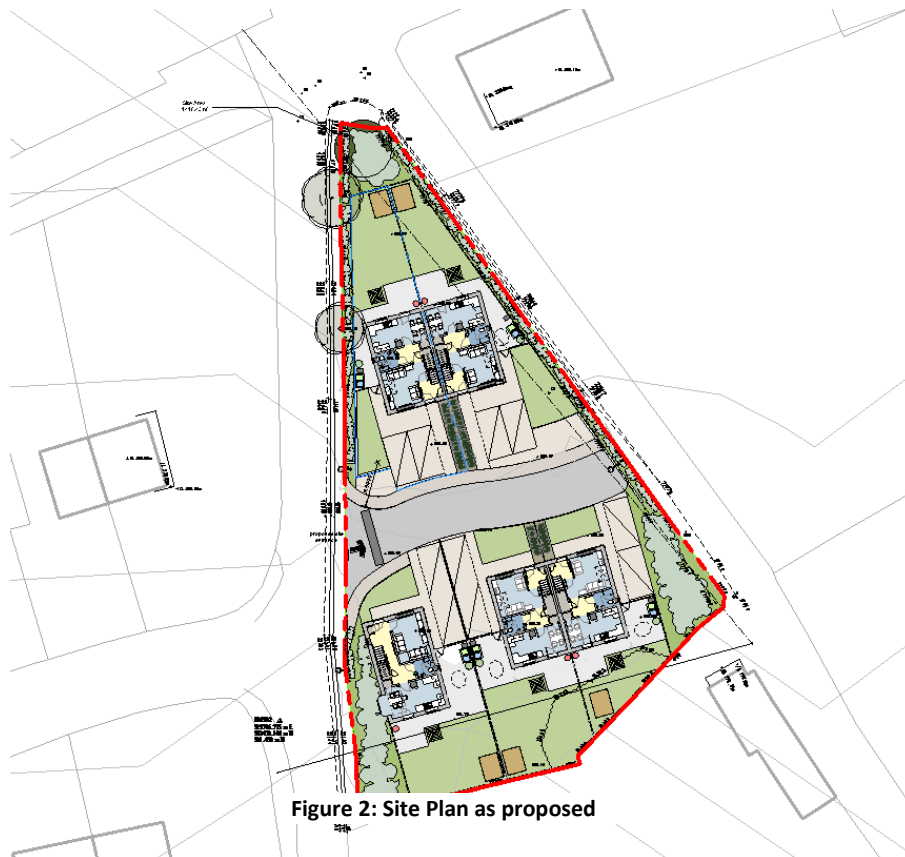


Figure 2: Site Plan as proposed

CHARACTER

As noted in this DAS the design process included an analysis of the application site and surrounding areas. This analysis has informed the design process and as such it is considered that the presented scheme offers development that compliments and enhances the character of the area.

- Use

Maesteg lies to the North of Gwynfryn within the settlement limit as defined by the current Wrexham Unitary Development Plan. The application site consists of a parcel of land located on the edge of a residential area. The site is currently vacant, having previously had agricultural value. , and is surrounded by a residential development of two storey dwellings inhibiting a traditional design style, making the land appropriate for residential development.

Access to the scheme is proposed to be formed off the existing Ffordd Isaf roadway immediately adjacent the Western boundary of the site.

The aim has been to design a development that is in-keeping with the existing features of the area and to ensure the enhancement of the character of the area by preserving existing spatial arrangements.

- Amount

The application site area is approximately 0.14 ha. The following accommodation is to be provided:

- 4 no. 2-bedroom semi-detached houses, 2 storeys high. Unit Floor Area = 90m²
- 1 no. 3 bedroom detached house, 2 storeys high. Unit Floor Area = 94m².
- 2 no. Parking spaces per unit, and 2 additional visitor spaces
- Minimum 40m² garden space, with shed for storage of cycles and garden equipment.
- Landscape areas

Each dwelling will contain an entrance hallway, living room, fitted kitchen / dining area, two bedrooms, a bathroom and storage cupboards. The 3 bedroom dwelling will include all the spaces previously noted with the addition of the 3rd bedroom.

The amount of housing provided is to reflect the local need identified by Wrexham County Borough Council Housing Department. This will ensure that local residents have the opportunity to purchase affordable housing in the area. This could be either first time buyers trying to get onto the property ladder, or older couples downsizing which would free up larger family homes in the village.

- Layout

The site is located immediately adjacent to the intersection between Allt Y Pentef which runs along the entire East boundary, and Ffordd Isaf which runs along the entire West boundary. To the South of the site are a few two-storey residences. The layout of the dwellings have been positioned to reflect the contours of the site and to provide each dwelling with views down the valley. The proposed boundary treatment will consist of retaining walls and hit and miss timber fencing.

- Scale

The overall massing and density have been carefully considered to balance the need to maximise the site potential and to create an attractive living environment. The buildings have been positioned such that there is no unacceptable overshadowing or loss of view.

The site area measures 0.14 ha.

It is proposed that five dwellings would be constructed on this site providing a density of 35 units per hectare.

- Landscaping

Each individual home will have a spacious back garden (as required by the various housing standards followed) and will front onto a hard landscaped strip, on which each house has two designated parking spaces. Where possible the existing hedging will be retained to ensure continuity of the current streetscape.

Retaining walls will be provided to parts of the development as a result of the retained contours. Planting will be chosen to provide year round interest and colour and will include evergreen and ornamental species where possible. Landscaped buffer zones are provided between either side of the new access road to provide separation between the opposing dwellings.

External works comprise the following:

- Tarmac to new access road with block paving to parking bays.
- 1.8m high hit and miss timber fencing to the perimeter of the development with retaining structures provided where required,
- Proposed new trees and landscaping.

- Appearance

The design process included an analysis of the context of the application site. This analysis has informed the design process and as such it is considered that the presented scheme offers development that compliments the character of the surrounding area. The aim has been to design a development that is in-keeping with the existing features of the established residential area. The proposed materials and design features for the proposed scheme are to reflect the existing style and are to have a rural look to them.

All adjacent properties are finished with either pebble dash, render or facing brick; and roofs are clad with plain clay tiles or slate. The solid coherent front facade of the existing housing face their access road directly, and this local vernacular will be applied to the proposed dwellings. The scheme will maximise the use of the

site with the housing orientated and aligned to the existing housing developments. Proposed boundary treatments are to be timber fencing, similar to the surrounding houses.



Figure 3: Adjacent Buildings



Figure 4: Elevation of proposed dwellings

ENVIRONMENTAL SUSTAINABILITY

The proposed scheme has been designed with sustainability issues in mind and to fulfil the current Building Regulations standards for a new-build project in terms of environmental sustainability.

Not only is it proposed to implement energy efficiency measures to fulfill Building Regulations and the CfSH standards and to reduce the energy demand and carbon emissions but the potential to implement other measures and described below:

- **Code for Sustainable Homes:**

- The proposed development will meet with the requirements of the CfSH in achieving Code Level 4. The Pre assessment Prediction provided by Code Green Ltd. which forms part of this application, confirms that all dwellings will achieve the required points level.

- **Building Regulations:**

- It is proposed that the development will be designed to go beyond current building regulations in terms of U-values with the following table highlighting the targets for the fabric first approach to the design.

Traditional external wall	0.2 W/m ² k
Timber frame external wall	0.2 W/m ² k
Party wall	0.2 W/m ² k
Roof	0.08 W/m ² k
Sloping roof (where a room is in the roof)	0.13 W/m ² k
Floor	0.15 W/m ² k
Windows	1.4 W/m ² k
Roof light	1.1 W/m ² k
External Door	1.3 W/m ² k
French / Patio Doors	1.6 W/m ² k
Curtain wall	1.2 W/m ² k

- **Site Landscaping / townscape setting:**

- The proposed development retains a portion of the existing green space to minimise the amount of hard landscaping introduced to the site, especially around the entrance and visitor parking, providing a green view through the development east to west. Landscaping to the South boundary, within the dwelling plots, will act as a green buffer between the new homes and the existing houses to limit noise pollution. Soft landscaping is to be provided around the parking, and permeable surfaces are proposed to all surfaces of footpaths and car parking areas.
- In line with this each individual home will have a spacious back garden, and in 2 dwellings side gardens are also provided.

- **Energy Efficiency**

- Building envelope U-Values will at least meet and where possible go beyond Building Regulations requirements. The construction will maximise thermal continuity of the envelope and minimise draughts and heat loss. Dwellings will be designed to have high insulation levels and good air tightness values.

Heating and hot water will be provided for by using modern energy efficient (A-Rated) gas boilers.

All internal lighting will use energy efficient fittings, external lighting will utilise low energy fittings.

- **Water Efficiency**

- Water efficient fittings and appliances will be provided to promote the reduced consumption of potable water.
- All dwellings will be provided with a 200 litre water butt complete with stand, tap and diverter, to promote the use of recycled water for watering gardens etc...

- **Surface Water Run-off**

- Permeable surfaces will be incorporated where possible to reduce surface water run-off, within the footpaths and car parking areas. Refer to the section on flood risk which indicates the site does not lie in a flood zone.

- **Sustainable Materials**

- Materials will be used wherever possible that have lower environmental impact. Durable low maintenance materials will be utilised to minimise energy use for replacing or upkeep of external envelope elements. All timber used will be sourced from sustainable managed forests and certified by the Forest Stewardship Council.

- **Waste management**

- Appropriate facilities for sorting, storing and recycling of waste, are to be included on each plot. The Local Authority have confirmed that an existing recycling collection scheme is in place in the area and agreement to the extension of this to include the new development will need to take place.
- The proposed development will respect the existing features and topography of the site thus minimising the need to transport waste and spoil off the site.

- **Pollution**

- Wherever possible materials for use in thermal and acoustic insulation will have a low GWP. Space heating and hot water will be provided by gas boilers with low nitrogen oxide emissions.

- **Ecology / Biodiversity and local environment**

- No natural features are present on the existing site, it is currently vacant grassed land with self sown grasses of differing varieties.
- Land has limited value to wildlife, having been previously used for minimal levels of agriculture.

- **Cycle Storage**

- Secure cycle storage areas are to be provided within each dwelling to promote a greener mode of transport. A 2.4m x 1.8m garden shed located to the rear of each property, large enough to house 2x cycle storage spaces and 1m² for garden tools.

- Refuse and Recycling

- Each of the dwellings will have space designated for storage of non-recyclable waste and recyclable household waste, and bin storage space adequately sized to take Wrexham Council bins/bags/boxes. An area for a composting bin has also been provided to each of the properties.

- Flood Risk

- The map below obtained from the Welsh Assembly Government, TAN 15 Development and Flood Risk, Development Advice Map (DAM), indicates the site is outside of the flood plain and that there is low risk from flooding (1 in 1000) chance of occurring each year from rivers or from the sea.

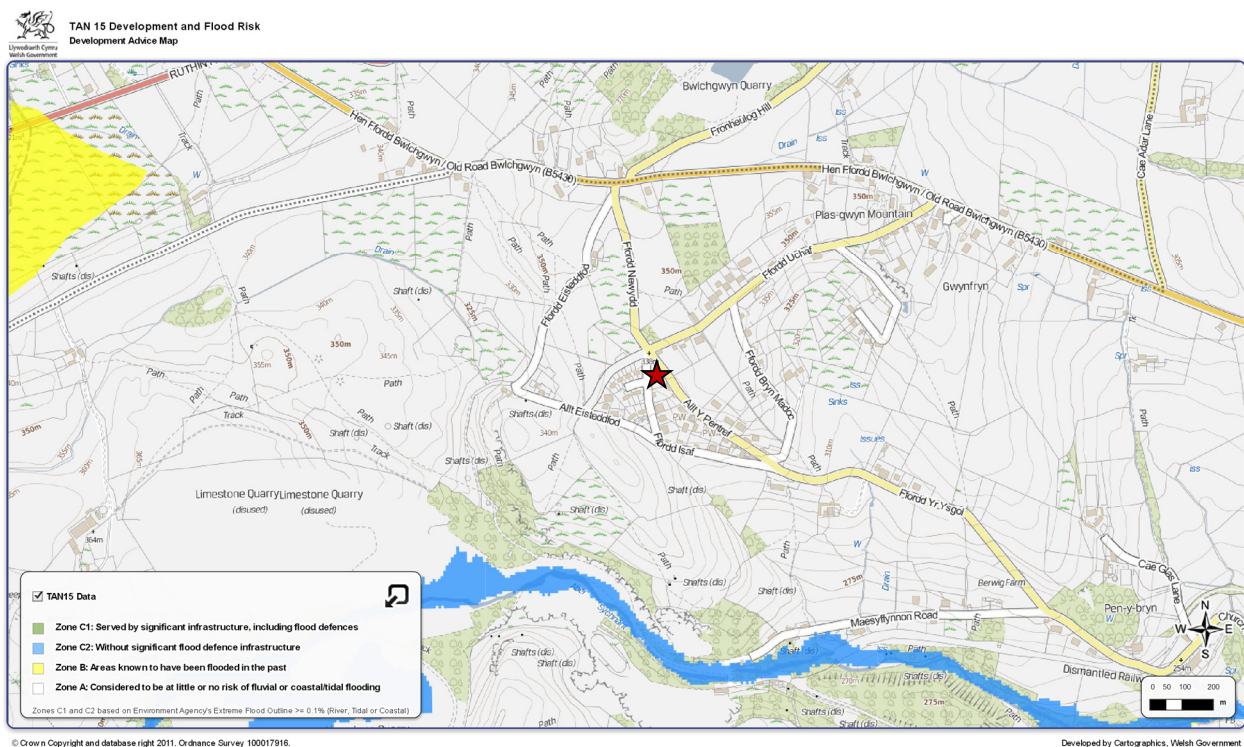


Fig 5. Flood risk map.

COMMUNITY SAFETY

During the design progress, design measures such as layout, appearance and landscaping have been carefully assessed to help to prevent crime. It is proposed that the fully designed scheme will be assessed under the Secured by Design scheme and the recommendations adhered to.

The following safety measures have been implemented as part of the design process:-

- Security through natural surveillance: overlooking of car parking areas from habitable room windows.
- A sense of ownership through clearly defined boundaries between private and public areas
- Adequate street lighting for all areas including car parking.
- External environment to be designed to avoid inadvertent creation of opportunities for crime through, for example, providing hiding places. The positioning and choice of planting in a way to minimize the potential for such problems.

No other impact on community safety is anticipated

MOVEMENT TO, FROM AND WITHIN THE DEVELOPMENT

- Access

Access to the site is proposed to be formed off the existing Ffordd Isaf roadway immediately adjacent the Western boundary of the site. This main junction is designed to provide good visibility to cope with the minimal increase in traffic, and will include speed bumps as a traffic calming measure and a suitable pedestrian crossing facility across the mouth of the new access in line with Approved Document M.

Within the proposed development itself, the main access to the housing will provide a turning point/head to accommodate personnel vehicles. All highways are to be to adoptable standards, and are designed in accordance with the 'All Wales Estate Development Highways Design Guide'.

The site itself is also well served by transport links, by existing bus stops within the area.

- Approach to the building

The proposed site layout has been carefully designed to ensure that the site's future users can effectively access the site. Following the Lifetime Homes and Welsh DQR standards, each house will have two designated parking spaces to the front of the property, with a pathway approaching the front of the homes. The approach to new dwellings will provide clear and flat access (1:20) from the car parking areas of each dwelling

The site is well served by the existing local transport links, as described in the Environmental Sustainability section.

- Horizontal Circulation within the building

Within the dwellings sufficient clear widths are provided to door openings and corridors with clear door opening widths for wheelchair access. Circulation around the dwellings is also in line with the requirements of the DQR's and Lifetime homes.

- Sanitary provision

All bathrooms within the development will be of a sufficient size to incorporate the future provision of an accessible shower as part of the lifetime homes designs. In addition to this a ground floor WC will be provided in all houses, which will be sized in accordance with the DQR's and in excess of the Lifetime Homes criteria and will also be suitable for the incorporation of a future accessible shower.