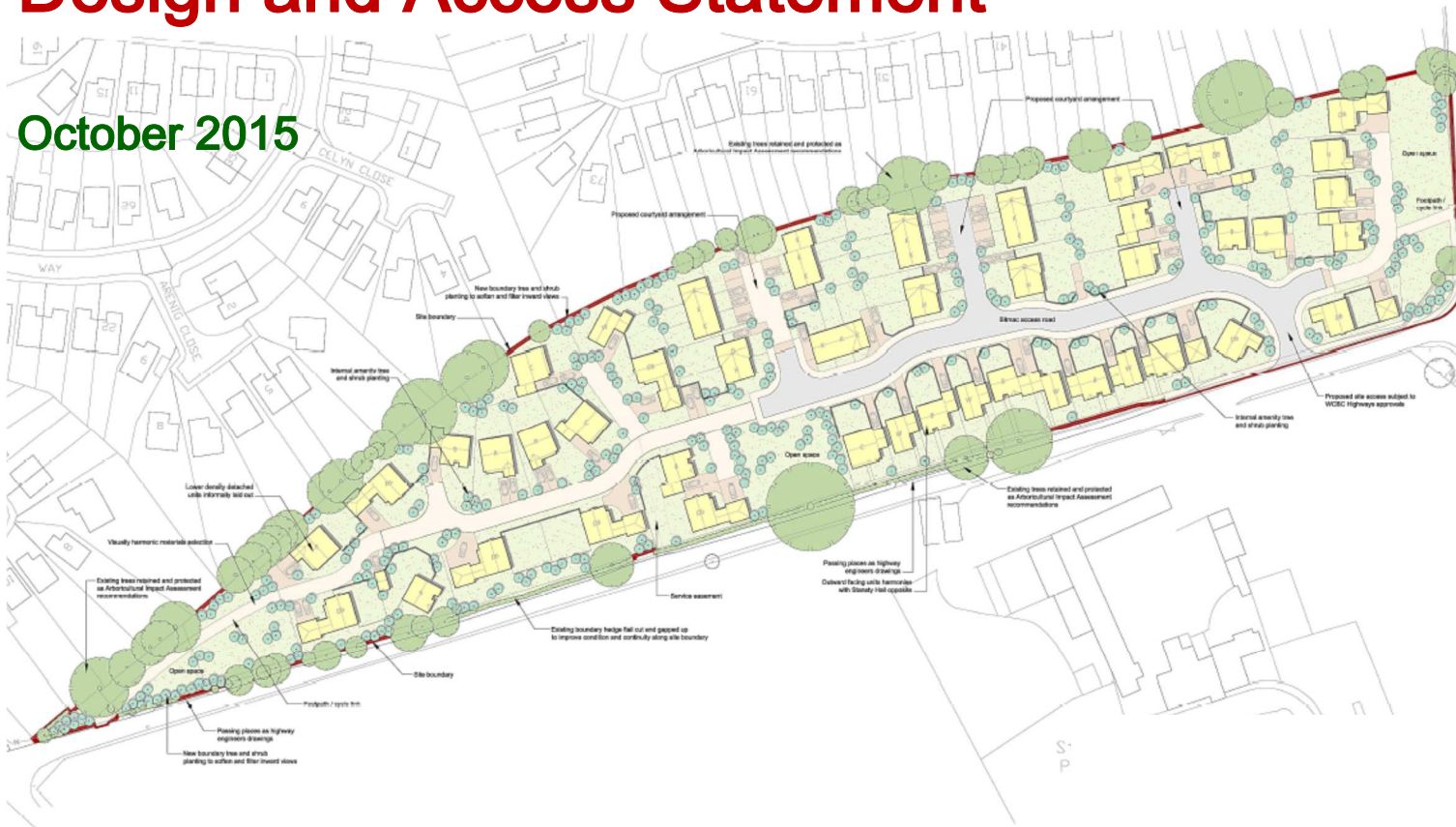


Gower Homes Ltd

Design and Access Statement

October 2015



Boozey Field

Land adjacent to
Stansty Hall
Farm- Gwersyllt-
Wrexham



Parry Davies
Architects

GOWER
HOMES

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Boozey Field

Land adjacent to
Stansty Hall
Farm-
Gwersyllt-
Wrexham

1. Introduction

Purpose

- 1.1 This Design and Access Statement has been prepared by Parry Davies Architects Ltd on behalf of Gower Homes who have a conditional option to purchase on the land adjoining Stansty Hall at the immediate southern edge of Gwersyllt.
- 1.2 The application site comprises of an amalgamation of four pastoral fields in a linear east-west orientation, and is situated opposite Stansty Hall, a Grade II listed property.
- 1.3 The trilateral site is bounded by strong field hedges and hedgerow trees along the northern boundary (to the rear of properties within Arenig Close, Celyn Close and The Meadows) which was originally the delineation of the mineral railway line and borders two main highways- Griffiths Road to the south and Mold Road to the east.
- 1.4 Griffiths Road is a fairly narrow road and is used regularly by commuters negotiating a route to the main Mold Road from Summerhill Road.
- 1.5 The site measures roughly 407m in the linear direction of Griffiths Road and approximately 75m at its widest, tapering sharply in a western direction.
- 1.6 This statement forms part of an Outline Planning Application for 57 new homes, designed to be respectful of its landscape setting, incorporating a principal entrance on to Griffiths Road, pockets of open space within the site and new cycle/footpath links.
- 1.7 Best practice guidance has been implemented to develop the proposals and early consultation with Landscape Architects, Planning Consultants, Transport Engineers and the Local Authority Planning and Highway Departments.
- 
- Boozey Field, Gwersyllt- the proposal**
- 1.8 The overall design objective, set during our meeting with the planning department, was to produce a genuine product of architectural merit and values for this fringe site, paying close attention to good quality design while maintaining parkland and rural qualities.
- 1.9 The proposals will deliver:
- **Housing-** a mix of affordable, first time buyers and open market family dwellings. The mixed tenures will actively seek a mix of household opportunities that provides for and addresses local needs both for the open market and affordable. By having a mix of properties, this will ultimately lead to a greater range of community participation as we can use the architecture to bring diversity into the area.
 - **Highway Safety-** a safe direct access for vehicles with footpaths to allow pedestrian movement from Summerhill Road to Mold Road implementing development links and shared surfaces which will be easier to negotiate than the current arrangement.
 - **Pedestrian Access and Connectivity-** excellent pedestrian and cycleway connections throughout the site which will encourage a more sustainable links
 - **Sustainable Community-** increased demand to support existing services and facilities (schools, local shops, bus service, railway station etc) and the ability to attract enhanced service provision.
 - **Design-** a locally distinct development with the main road animated to bring a better sense of place and parkland connections opened up visually.
 - **Public Realm & Open Space-** new pocket spaces and areas within the site.
 - **Landscape & Wildlife-** the park setting will be brought into the site by means of lowering the hedgerows and opening up views giving a sense of a rural sporadic development. Existing trees and hedgerows will be retained and thus the ecological habitats and wildlife will be protected and enhanced.
- 

1. Introduction

- **Infrastructure-** a sustainable urban drainage system will be incorporated with a below ground attenuation tank and above ground detention basin. Improvements to footpath links will also be provided.
- **Localism-** the site will significantly improve the transition from the densely built area of Gwersyllt into the rural parkland and we recognise the important role the site plays in achieving this successfully.

Gower Homes Ltd

- 1.10 Gower Homes, a Wrexham based company who have an excellent reputation for delivering affordable, and more importantly quality homes in North East Wales and particularly Wrexham. Gower Homes have accumulated a rich knowledge and experience of the Wrexham area and each site location is carefully selected. Gower Homes pride themselves on their policy of employing good quality local labour with the majority of its staff, sub-contractors, suppliers and consultants located within a 15 mile radius of Wrexham which enforces locality. Gower Homes give due consideration to each and every one of their sites and their eagerness to develop this buffer site successfully needs to be recognised.

Scope and Structure

- 1.11 This Design and Access Statement has been prepared in the context of, and to comply with, Town and Country Planning (GDP) (Amendment)

- 1.12 This statement considers the site and its context, explains the evolution of design ideas and proposals, and sets out the outline design principles and illustrative masterplan that will be used as a framework for the consideration of future Reserved Matters or Detailed Planning Applications.

- 1.13 This statement should be read in conjunction with

- Planning statement by J10
- Landscape Visual Impact Assessment by The Ark Company Landscape Architects.
- Traffic Assessment prepared by Singleton Clamp & Partners
- Ecological Assessment by Kingdom Ecology
- Soils and Agricultural use report by Land Research Associates,
- Drainage report from Richard Broun Associates,
- Arboricultural Impact Assessment by Tree Solutions,
- Minerals Report by Savills,
- Utilities Infrastructure assessment by Tony Malkin Consulting.



This Statement is set out as follows:

Chapter 2: Gwersyllt and Setting: an appraisal of the site and its immediate surroundings concluding with key challenges and opportunities for the development of the site.

Chapter 3: Initial Proposals and Consultation: setting out initial ideas and how consultations have formed the proposals.

Chapter 4: Development Proposals- Illustrative Masterplan: setting out the design principles and proposals, supported by an Illustrative Masterplan demonstrating how the site may deliver sustainable development.

Chapter 5: Summary and Conclusions: providing a summary of the proposals and recommendations.

2. Gwersyllt and site setting

Overview

- 2.1 This Chapter considers the planning policy context and the key challenges and opportunities presented by the site setting. In particular, it considers those distinct features that are important in making the site distinctive.



Planning Policy Context

- 2.2 A full consideration of the planning policy context is set out in the Planning Statement- a summary with regard to design development and proposals is provided below.
- 2.3 The development proposals have been prepared in accordance with the recent changes to TAN 1 – Joint Housing Land Availability Study.
- 2.4 As the plan period has expired, the authority technically does not have a land supply and in reality Planning applications/ appeals need to be assessed on individual merits. The lack of a land supply would

need to be a material consideration for this site and the benefits of having an additional 57 dwellings could far outweigh some minor constraints. Gwersyllt is recognised as being a sustainable settlement where development may be accommodated. The emergent LDP identify that some 3411 new homes will need to be built on greenfield sites to meet the demand

- 2.5 The Green Barrier is being reviewed as part of the ongoing LDP process and due consideration has been given to the treatment of the site in terms of its setting to open parkland.
- 2.6 Policy EC1 (Green Barrier) notes that any encroachment into the current delineated zone shall be a tolerable providing that we can achieve a better visual transition from built up to rural character which we will demonstrate.
- 2.7 Policy LCA 7d- West Wrexham Ridges and Valleys seeks to protect the *character of former mining villages, industry, farmland and woodland in a landscape of distinct ridges and valleys which are aligned towards Wrexham town.*
- 2.8 To comply with this policy we have developed the site as a mixed rural and urban village formation, mainly being a sporadic:dense mix and the introduction of clustered groups and scattered buildings.
- 2.4 Wrexham County Borough Council's LDP 2 - Vision Objectives and Strategic Growth and Spatial Options; consultation with key stakeholders ended 10 April 2015and

Objective 1: Meet the future needs of a growing population by providing the right type, mix, quality and amount of development and infrastructure in sustainable and accessible locations, ensuring that the role of Wrexham as a key settlement of national importance in the Wales Spatial Plan Wrexham – Deeside – Chester hub is strengthened;

Objective 2: Foster mixed communities by delivering housing, including affordable homes to meet the needs of the County Borough, ensuring a range of dwelling types, sizes and tenure through the identification of deliverable housing land allocations with supporting social, environmental and physical infrastructure;

Objective 6: Promote and encourage a healthy, active and safe lifestyle that improves wellbeing through increasing accessibility to services and facilities by locating development in sustainable locations, protecting our green spaces for people and wildlife and designing safe, secure and walkable communities;

Objective 9: Reduce the need to travel by car by locating new development in the most sustainable locations, within accessible distances by foot, bicycle, bus and rail to jobs, schools, community, leisure and health facilities, homes and shops, as well as seeking to alleviate known highway infrastructure capacity constraints on the road network within the County Borough;

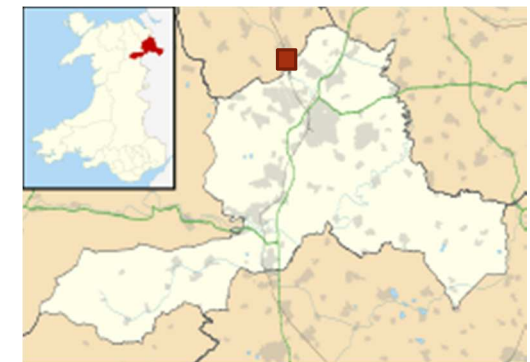
2. Gwersyllt and site setting

- 2.5 Part of the west of the site falls within the Protection Mineral of Mineral Resources MW9 – (Policy MW9) Resources of sand and gravel, and clay will be safeguarded from non-mineral development in order to prevent the sterilisation of unworked minerals deposits.
- 2.6 The identification of mineral resource areas gives no presumption in favour of the working of any deposits. A resource assessment will be provided to assist in ascertaining whether any exploitable reserves exist within the development site, with any safeguarding options.
- 2.7 Where non-mineral development which materially prejudices minerals resources is granted planning permission on land holding minerals deposits, provision shall be made for the prior removal of mineral deposits.
- 2.8 Under Policy MTAN2, there is a presumption against development or for an alternative location should the land conflict with safeguarded coal resource, or at least the development be modified and/or the risk be identified. If a resource is present prior extraction would be necessary and the Regional Minerals Officer could advise further.
- 2.9 The proposals deliver 57 new homes in the location as identified in the LDP as Key Settlement and potential growth area.

- 2.10 Table 3 of Option 2 within the LDP identifies that in order to provide a wide range of housing types to meet demand across a wider part of the Borough over the Plan period, development will need to be made on land across a wider part of outside of the settlement limit in the Green Barrier and Special Landscape Areas, and may result in the loss of high quality agricultural land and mineral resources of regional and national significance around Wrexham Town and the Key Settlements.
- 2.11 Boozey Field, despite currently being agricultural use, is ideally located on the fringe of Gwersyllt. This has the potential to filter the village boundary successfully towards to open parkland beyond. The importance of Griffiths Road, as a well used thoroughfare and link road, positions the land in the urban sector rather than green belt and its development should be seen as a natural progression of Gwersyllt with the opportunity of developing a more successful settlement boundary.
- 2.12 The application site falls within the CW Landmaps **WRXHMGL064** Wauns-Berse, **WRXHML008** Windy Hill, **WRXHMCL017** Mynydd Rhiwabon Esclusham, **WRXHMLH031** Talwrn Grassland and **WRXHMLS065** and is generally evaluated as being of High value with the Regional/County value. This will be addressed in greater detail as part of the LVIA.

Site Setting

- 2.13 The site lies approximately 1km to the north-west of Wrexham separated by the A483 which effectively constrains the town westward. To the south of the site, separated by Griffiths Road, is Stansty Park which has Post Medieval origins and on which a house was built in the early 19th Century when it became the principal seat of the Stansty estate but was later demolished in the 1920's then rebuilt due to the risk of subsidence from coal mining.
- 2.14 The site lies approximately 4.5Km east of the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty, but otherwise does not appear to lie significantly close to any other major designated landscape.
- 2.15 The site does not appear to lie within or near to an area of very significant ecological significance, nor close to any scheduled ancient monuments or sites of major archaeological importance.



2. Gwersyllt and site setting

2.16 Gwersyllt is a densely populated village and one of Wrexham's largest and is situated in the north western suburbs of the town, bordering the nearby villages of Llay, Cefn-y-Bedd, and Sydalit.

2.17 Gwersyllt was originally a township of the parish of Gresford. The gradual increase of the area's population in the industrial era led to Gwersyllt being formed as a new parish in 1851, combining the old township of Gwersyllt and parts of the neighbouring township of Stansty. The parish church, from plans by Thomas Penson, was consecrated at the same time.

2.18 The village grew rapidly with the local coal mining industry and the area was home to several collieries, of which many features still remain.

2.19 The area was situated between the collieries of the Moss Valley and Bradley and benefitted from good rail links on the former Wrexham, Mold and Connah's Quay Railway to Wrexham, Birkenhead, Ellesmere, Brymbo and New Brighton. A canal also was planned to run through the community with the intention of forming part of the Ellesmere Canal. Evidence of the canal cuttings can still be seen alongside the Sydalit junction between the Summerhill Bottom Road and A541 Mold Road, and a local street, named *Heol-y-Camlas*, meaning *Canal Road* in Welsh, lies on the former canal alignment.

2.20 Gwersyllt is predominately served by two churches, namely Gwersyllt Congregational Church of the evangelical faith, and Holy Trinity Church, which is part of the Church in Wales Anglican denomination. Both date from the Victorian era, with the Congregational Church being the older of the two.



2.21 Gwersyllt has four schools within the community borders: Gwersyllt County Primary School, Ysgol Heulfan, Ysgol Bro Alun, and Ysgol Bryn Alyn.

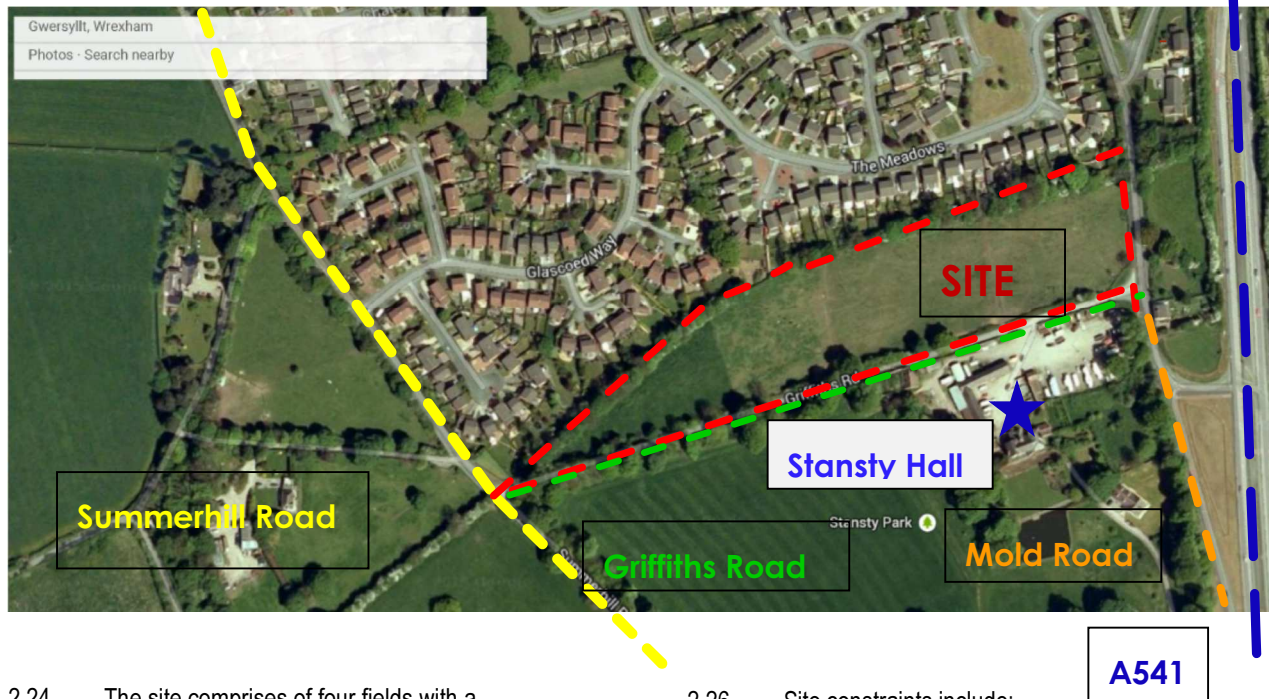


2.22 Gwersyllt's former heavy industries of coalmining and manufacturing have declined over the 20th Century. Much of the former land of these industries has been reclaimed, mostly as housing. However a number of industrial warehouses continue, namely of building supplies, car sales and double-glazing window manufacturing. The Studios is the headquarters of the former Marcher Radio Group, which produces and broadcasts radio programmes to the local Heart stations, formally Marcher Sound, Buzz 97.1, Coast 96.3, Champion FM 103, along with Wrexham and Chester Gold (formerly Classic Gold).

2.23 Gwersyllt railway station provides hourly services by rail on the Borderlands Line, southbound to Wrexham Central, and northbound onto Bidston, changing for Merseyrail services to Liverpool Central. All services are operated by Arriva Trains Wales.

2. Gwersyllt and site setting

Site Characteristics



2.24 The site comprises of four fields with a predominantly east-west orientation and is approximately 2.33 hectares. The site is bounded to the north by housing, Mold Road to the east and Griffiths Road to the south.

2.25 The site rises in a westward direction from approx. 90 AOD to approx. 107AOD at the western boundary. The internal field divisions are negligible but the site boundaries are strongly defined with field hedges and hedgerow trees, although some may need attention.

2.26 Site constraints include:

- 3 TPO's along south east boundary. Trees present along both north and south boundaries
- Agricultural land Grade 3 indicated on mapping system
- The trees and hedges would need to be retained to support habitat connectivity for ecology species.

KEY CONSTRAINTS AND OPPORTUNITIES

2.27 Key constraints and opportunities of the site and its setting are:

TOWNSCAPE AND STRUCTURE

- The site has modern (post 1980's) housing to the north off The Meadows and Glascoed Way with rear gardens facing the site. Separating distances do not apply due to the depth of their rear gardens.
- The only access on to the site is a small gated access on Griffiths Road some 85m from the junction with Mold Road.
- The site entrance will be opposite the Grade II listed Stansty Hall or Lower Stansty Farmhouse (CADW BUILDING ID: 16537). Despite the unsightly nature of the open storage and ancillary activities on site of the Stansty Hall, the listed status of the property ensures that the adjacent development must be of a sympathetic manner. It must be noted that this grouping significantly detracts from the open rural visual character in the easterly direction of Griffiths Road.
- The site overlooks Stansty Park and bridges the rural and urban fringe of Gwersyllt.

2. Gwersyllt and site setting

ACCESS AND MOVEMENT

- The site will need to be accessed from Griffiths Road (as existing) and repositioned closer to the junction with Mold Road.
- There are few public rights of way in the vicinity and the most popular pathway The Wats Dyke Way Heritage Trail is over 1km from the site.
- Griffiths Road is a narrow thoroughfare, connecting Summerhill Road and Mold Road. There is an opportunity to animate the street scene along Griffiths Road and to integrate urban and parkland by treating this with sensitivity and allowing glimpses into the site and thus creating a more rural nature.
- The narrowness of Griffiths Road does not facilitate pedestrians and cyclists to negotiate the link safely
- Traffic generation at the junction with Mold Road (A483) would need to be considered and assessed as part of the Traffic Assessment.
- As part of the Traffic Assessment, the layout will need to be tracked for 11m refuse wagons and emergency vehicles.



ENVIRONMENT, LANDSCAPE AND ECOLOGY

- The site is pastureland and is devoid of any structures for demolition or require any specialist demolition.
- There is a very strong development boundary to the North of the site which provides for dense screening of the existing residential development and definitive edge of the settlement limit.
- The land represents a significant green wedge which provides an important visual transition from built-up to rural character, and is one of the fundamental landscape features in this setting.
- Any residential development in such a prominent location without a clear brief for typography could undermine the sense of openness within the green barrier location and diminish the established boundary
- It will be important to ensure that the planning application is supported by a robust landscape assessment which fully considers the land designation and contribution that the land makes to it, and to what extent the development could be mitigated in order to meet with the purposes of including the land within the green barrier and justify residential development outside of the settlement limit.
- Tree Protection Zones shall need to be considered from the outset

2. Gwersyllt and site setting



KEY CONSTRAINTS AND OPPORTUNITIES

PLAN KEY:

-  Sensitive Residential Edge And Settlement Limit to be Enhanced
-  Main Roads
-  Principle Access Point
-  Sensitive Road Frontage to be enhanced
-  Good Views and Vistas To And From The Site
-  Sensitive Parkland Frontage
-  Road frontage to be carefully considered

3. Initial Proposals and Consultation

Overview- Meetings and Events

- 3.1 Gower Homes and their consultant team consulted with Wrexham County Borough Council's Planning, Highways and Policy departments.

Key meetings and events to date are:

- 1- Pre-application meeting 12th March 2015
- 2- Pre-application meeting 3rd June 2015
- 3- Pre-application meeting 26th August 2015

Consultation Proposals

- 3.2 The Consultant Team met with and presented some outline plan proposals to the following members Wrexham Council, to show first thoughts in terms of housing locations, access and movement and landscape settings:

Dave Sharp- Development team
 Peter Douthwaite: Highways Department
 Sharon Holman: Planning Department
 Linda Sharp: Policy Section

Key Views and Responses

- 3.3 Key points provided during the discussions included:

- **Highways:** the site has a principal access point on Griffiths Road and is relatively close to the

junction with Mold Road. Proposals will need to include a safe access point and footpaths either side of the new entrance shall link to the existing on Mold Road for the safety of local residents. Housing numbers will need to be appropriate to the capacity of the entrance point. To fully assess the scheme, a Traffic Assessment will need to be provided, to include the movement of vehicles within the development.

- **Past uses and contamination:** part of the site falls within the Protection of Mineral Resources MW9 which will ensure that any resources of sand, gravel and clay will be safeguarded from non-mineral development

- **Griffiths Road frontage:** it was noted that the dwellings situated along the Griffiths Road frontage should be orientated facing the road in lieu of an inwardly facing development. This would make a positive visual contribution to the locality rather than having rear gardens containing ancillary structures which could lead to a negative impact to the appearance of the area.

- **Trees and ecology:** the trees are mainly situated on the boundaries, 3 of which are under a tree protection order, and development will need to be strategically placed to avoid any overshadowing and over dominance. Root Protection Zones will need to be retained in all aspects. An Arboricultural Impact Assessment will also be required.

- **Public open spaces:** this should be located where possible to the southern boundaries of the site to create a softer

- **Buffer zones:** the site will need the provision of significant landscaped buffer zones in order to mitigate the impact of the development. To the northern boundary this will protect the existing housing developments and to the east the impact on Mold Road.



- **Housing locations:** a rural approach should be considered, more in keeping with a courtyard or farmyard style and these should be moved away from the boundaries wherever possible to lessen the development on the visual amenities of the area.
- **Green barrier:** with the northern boundary of the site being such a strong development boundary for Gwersyllt and defines the edge of the settlement limit, the land should be considered as a visual transition from build up to rural. A sense of openness should be retained and the development should be filtered from dense to the sporadic (urban to the rural) along an agreed axis.
- **Landscape:** a full landscape assessment will need to be provided.

3. Initial Proposals and Consultation

3.4 In response to the March 2015 LPA observations, our approach to the development and design incorporate the following considerations:

- **Highways:** detailed surveys have been completed looking at present and future vehicle movements and the visibility at the junction. The width of the proposed access and estate road within the development has been evaluated, trip rates have been adopted and the capacity assessments re-run have been adopted with these. We have also referenced the achievable visibility at the Summerhill Road / Griffiths Road junction and shown the swept path analyses on the plans.
We propose also to provide passing bays along Griffiths Road to improve the traffic flow. The lack of pedestrian / cyclist provision on Griffiths Rd is mitigated against by the links through the site itself.
Third party land constraints preclude providing a new footway to the north-east of the site along the western side of Mold Road, and in order to improve links we propose a 2m wide pedestrian refuge to guide pedestrians onto the eastern side of Mold Rd meeting the existing footway. A full transport assessment forms part of this application.
- **Past uses and contamination:** a review of the historic plans and site investigations have been undertaken.
- **Griffiths Road frontage:** we have placed a strong emphasis on the street scene and on designing a

'community' in harmony with its surrounding townscape and responding to the topography and mature landscape of the site. Sections of the mature hedgerow along this road will be lowered to allow the parkland to enter the site and open up views to and from the development. Some dwellings adjoining Griffiths Road are positioned in order that properties further within the development can also appreciate the landscape beyond.

- **Trees and ecology:** An AIA has been prepared and the trees are correctly plotted on a topographical survey with their root protection zones noted.

Development has been kept clear of these and the largest tree under TPO will be celebrated within the public open spaces bringing a maturity to the landscaping.

- **Public open spaces:** There are three large public open spaces, two either end of the site to the eastern and western boundaries and one centrally on the southern Griffiths Road boundary.

The western space will start the footpath and cycle links at the junction with Summerhill Road which will continue through the site.

The central space will be situated on Griffiths Road to further accentuate the transition between urban and rural. Positioning the open space at the location of the largest trees will also alleviate the overshadowing from the southern light.

For all Public Open Spaces, the adjoining dwellings will front the greenspace giving natural surveillance and pride in the surroundings.

- **Buffer zones:** The Northern boundary will be retained, gaps filled and enhanced and both open spaces to the east and west will create buffer zones and restrict the development, thus limiting the impact.
- **Housing locations:** various configurations of how the urban:rural nature should be treated have been considered and the decision for this has been largely made by the Stansty Hall group to the eastern side of the site.

The development will be planned in order that on entry to the site, the visitor passes through a more formal, dense layout before embarking on a sporadic and informal sequence of dwellings.

The layout is developed with the initial plots being of a clustered organization which can readily accept a composition of buildings and surrounding spaces that are dissimilar in size, and form but will be visually related.

The cluster has been introduced to simulate a courtyard style of development and encourage growth and change as the plan formations may be pulled and tweaked to represent a non-uniform design.

The traditional character of these streets, courtyards and lanes could be reinforced with the use of coloured asphalt.

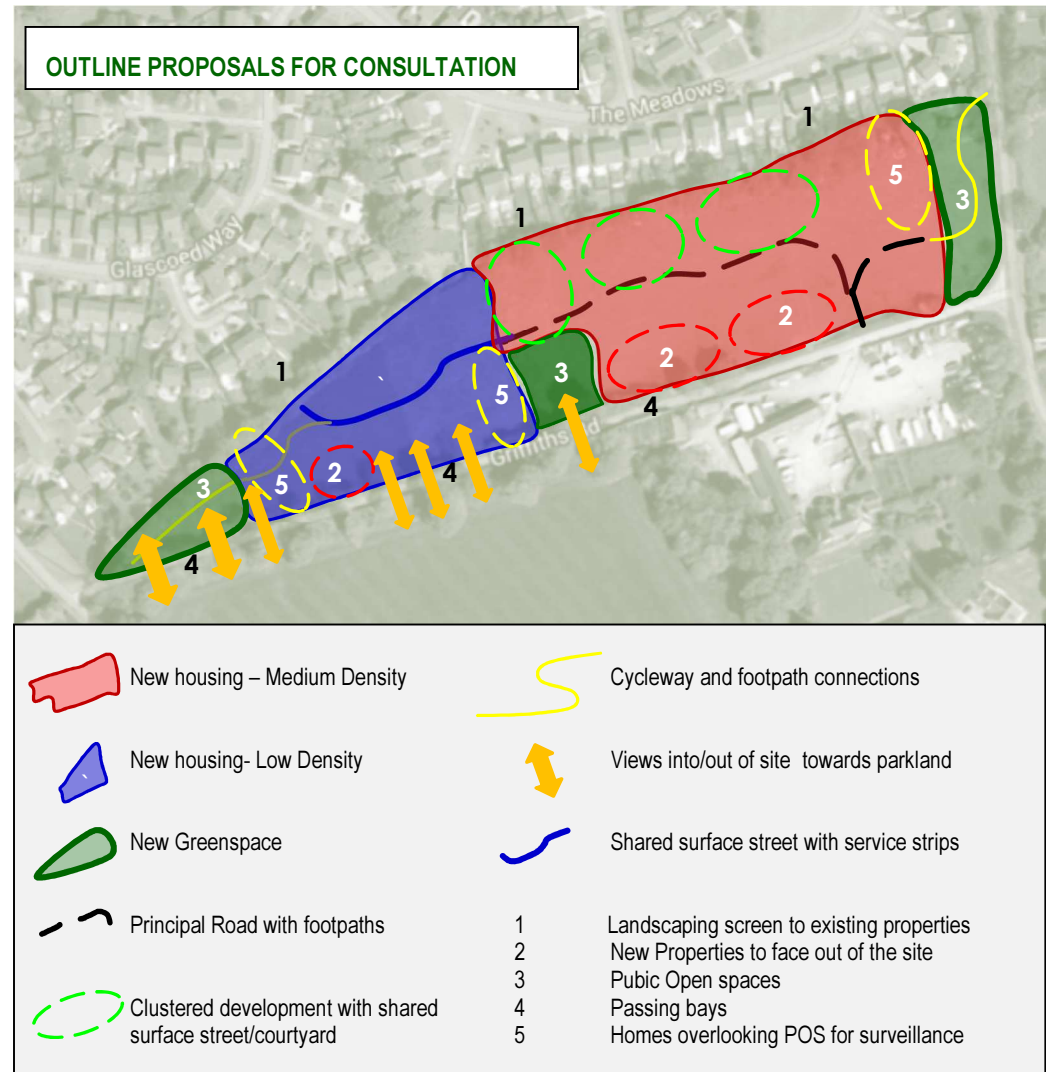
4. Development Proposals and Illustrative Masterplan

The scheme therefore benefits from an urban village approach and sees the majority of houses addressing the street with car parking provided in private driveways, shared courtyards and narrower lanes.

- **Green barrier:** by developing the site where it overlooks the parkland (western) in a more rural, informal style this can give the site the transition it desperately needs from urban to rural without having a harsh definitive settlement boundary.

Having excellent circulation routes through the site, linking Summerhill Road and Mold Road with alternative path of movement for the pedestrian and cyclist gives the user a sequence of spaces to enjoy. From Summerhill Road to Mold Road, the pedestrian will pass through a series of open greenspaces, landscaped pockets, private lanes, estate roads and will experience differing ambiances and surface textures from the relaxed to the more formal and in turn urban. All of this will reinforce the nature of the site and achieve the transition required to make the development successful.

- **Landscape:** The impact on the setting of the listed Stansty Hall has been evaluated within the LVIA alongside the setting and views



4. Development Proposals and Illustrative Masterplan

Overview

4.1 This statement supports the Outline Planning Application for 57 houses (including a new vehicular access point). All matters are reserved except for access.

4.2 The proposals have been shaped by a number of key Structuring Principles. An illustrative master-plan has been prepared to demonstrate how the structuring principles may be developed to deliver high quality new homes and streetscapes.

4.3 The proposals are set out and described under the following headings:

- Structuring Principles
- Affordable housing
- Amount, Layout and Scale
- Landscape
- Access and movement
- Illustrative masterplan- key components

Structural Principles

4.4 The Structural Design Principles are to:

- Create a choice of high quality, distinctive homes set in an attractive landscape and streetscapes.
- Create an easily understood, robust street pattern and public realm in accordance with Manual for Streets –with a principal access from Griffiths Road.

- Create a strong sense of approach and arrival using framed views and a sequence of courtyards and groupings linking the proposals – of a scale and pattern that relates to a village setting.
- Improve the residential amenity of existing housing to the north of the site by enhancing the boundaries and positioning gables instead of rear gardens facing the boundary.
- Retain key trees, tree groups and wildlife habitats and create new habitats and better wildlife corridor connections between Summerhill Road and Mold Road.



- Create a high quality landscape frontage, making best use of attractive views onto the parkland edges- with housing, greenscapes and streetscapes fronting onto these assets.

- Create a new pedestrian and cycleway connections between Summerhill Road and Mold Road- in particular links to local schools, shops and services.
- Provide more landscaping into the area and the condition of these pockets.
- Establish a Residents Management Company funded through a service charge to retain ownership and secure the management of the native landscape edge, pocket parks and un-adopted streetscapes.

4.5 Affordable Housing

Affordable housing will be set at 25% in accordance with the councils standards. The shortage of new, affordable, starter homes in Wrexham cannot be underestimated. There will be no discernible difference between affordable and market homes.

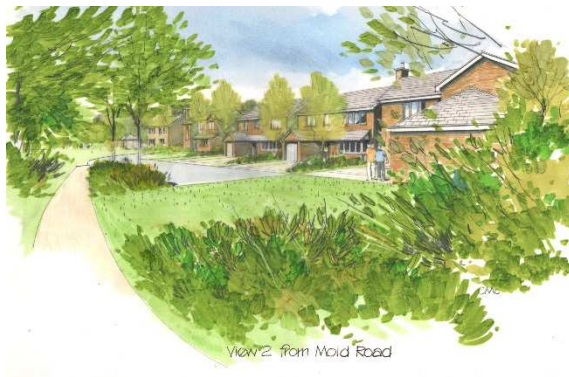


4. Development Proposals and Illustrative Masterplan

4.6 Amount, Layout & Scale

The important Parkland frontage and the housing to the north shape this trilateral site. The illustrative Masterplan establishes key principles in regard to amount, layout and scale including:

- 57 new houses including a mix of property types and sizes to provide diversity and a choice of housing.
- Distinct, compact housing clusters are structured along a principal street with a central spine road, which undulates through the site.
- Building lines are varied to create enclosure, punctuation and interest.



- A greater degree of openness is created along the Griffiths Road frontage by means of lowering the hedgerow in laces to accentuate vistas in and out of the site.

- Larger properties are located to the western end of the site and placed more sporadic
- All open spaces are directly overlooked with active frontages for surveillance and participation.
- Buildings at corners are dual aspect providing natural surveillance to both frontages.
- Front garden depths are limited to provide a greater degree of enclosure and village type streetscape.
- Garages and parking driveways are set behind the principal building lines to ensure streetscapes accommodate the car, rather than being dominated by it.
- All houses are proposed as two-storey across the site.



4.7 Landscape

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

- Creating native edges to each end of the site.
- Creating a central pocket greenspaces visually connecting the parkland and the site within.
- Retaining and strengthening the existing hedgerows and embankments to create a robust landscape framework.
- A naturalistic landscape approach with new native planting and improved management to strengthen the local character and sense of place.
- Create a strengthened native landscape edge with framed views over Stansty Park to provide a positive transition into the landscape setting.
- Creating footpath and cycle links through a variance of sequential spaces.

4. Development Proposals and Illustrative Masterplan

4.8 Access and Movement

A principal street defines the Masterplan, with an organic layout including pocket parks and courtyards. The Masterplan establishes key principles in regard to access and movement including:

- Creating a principal access point from Griffiths Road.
- Streets and courtyards designed in accordance with Manual for Streets, with shared street surfaces giving priority to pedestrians and cyclists and also providing opportunities for play.
- Deliver a footpath connection between Summerhill Road and Mold Road which is not currently provided
- Differentiating key crossing points/junctions with contrasting materials to the macadam carriageway.
- Creating a pedestrian priority streetscape with surface materials and furniture placed to narrow the vehicle routes at entrance/egress points and where streets meet.
- A varied approach to car parking within the curtilage. All garages are set behind the building lines.

4.9

Illustrative Masterplan – Key Components.

The illustrative Masterplan demonstrates how the Structuring Principles may be taken forward to deliver a high quality scheme delivering 57 new homes

4.10

The illustrative Masterplan demonstrates how a high quality distinctive new residential neighbourhood may be created that is informed by the existing character of Gwersyllt and is in accordance with the planning policies.



4. Development Proposals and Illustrative Masterplan



The key masterplan components are:

1. An improved principal vehicular, cycle and pedestrian access point connecting the development to Griffiths Road.
2. A principal street connecting Summerhill Road and Mold Road to a central pocket park and the public footpath across throughout.
3. A strengthened native parkland landscape edge to the existing settlement boundary.
4. A strengthened native parkland edge providing a robust and well managed transition to the parkland to the south.
5. Retained and well managed tree and understorey planting along the railway embankment.
6. Larger homes to the south directly overlooking the parkland and open spaces
7. A mix of housing types to the north enclosing shared surface courtyards and streetscapes.
8. New foot and cycle connections giving local residents an additional amenity.

5. Summary and Conclusion

SUMMARY & CONCLUSIONS

- 5.1 The outline planning application is for 57 new homes together with an improved access road, open spaces and pocket spaces. All matters are reserved except for access.
- 5.2 The layout has been carefully developed to become fully integral into its landscape setting as a matter of importance. Early consultation with the Landscape Architect has ensured mitigation measures are incorporated from the outset.
- 5.3 The site is in highly sustainable location with direct links to public transport bus services and local services including a primary school, playing fields, the local shops, places of worship, public houses, railway station and a Post Office- all within close walking distance
- 5.4 The proposals have been developed in consultation with Wrexham County Borough Council and key consultees and changes have been incorporated into the proposals wherever possible.
- 5.5 The proposals will deliver a high quality place to live in a highly sustainable location. The proposals contribute to and support the planned growth of Gwersyllt's next Development Plan period

Contacts

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