Conclusion: unsuccessful use of pitched roof. Incapable of contributing to the retained parts and fails to offer contrast.

SOUTHEAST

SOUTHWEST

DESIGN EVOLUTION DRAWING

2nd floor elements fail to respond to scale and treatment

SOUTHEAST

SOUTHWEST

DESIGN EVOLUTION DRAWING

Introduction of separating element between contrasting and complementing elements.

NORTH WEST

NORTH EAST

1:200@A4

DESIGN EVOLUTION DRAWING

2nd floor contrasts, relates to existing roof and introduces horizontal element.

SOUTH EAST

SOUTH WEST

1:200@A4

DESIGN EVOLUTION DRAWING

Glazing used to formalise and differentiate.

NORTH WEST

NORTH EAST

DESIGN EVOLUTION DRAWING

Development of minor elevations.

SOUTH EAST

SOUTH WEST

DESIGN EVOLUTION DRAWING

SOUTH EAST

SOUTH WEST

DESIGN EVOLUTION DRAWING

NORTH WEST

NORTH EAST

DESIGN EVOLUTION DRAWING

Alternative steep pitched roof considered. Gables unsuccessful.

NORTH WEST

NORTH EAST

DESIGN EVOLUTION DRAWING

SOUTH EAST

SOUTH WEST

DESIGN EVOLUTION DRAWING

NORTH WEST

NORTH EAST

DESIGN EVOLUTION DRAWING

SOUTH EAST

SOUTH WEST

DESIGN EVOLUTION DRAWING

SOUTH EAST

SOUTH WEST

DESIGN EVOLUTION DRAWING

5.15 The Conservation Area, retained elevations, access point and shape of the site has dictated the form of the building while the relationship and orientation of bedrooms and dayspaces is designed to relate to the external environment. The former town house and its relationship to Grosvenor Road provides the contextual setting for the whole development.

5.16 The proposals incorporate a variety of accessible external amenity and garden spaces for residents together with cycle and car parking.

5.17 In respect of the internal layout, the proposal has a clear circulation route from the main entrance through the building to the bedrooms. The existing house frontage is refurbished and brought back into meaningful and pragmatic use, protecting the inherent historic value of the street frontage in the Conservation Area.

5.18 The main entrance lobby leads into an open area providing a well lit and welcoming waiting area for visitors and residents alike. From this central point easy access is available to the rest of the building via stairs and lift.

5.19 Lounges and dining rooms are provided in suitable locations throughout the building. The location of the lounges and dining rooms also means that there is always a communal area close to all resident bedrooms.

5.20 The orientation and layout of the building ensures that most residents have a view out, sufficient daylight, and a 'green' environment immediately adjacent to their windows.

5.21 Ancillary areas (staff, kitchen, laundry and main plant room) are all grouped together with a separate entrance for deliveries. This ensures that the residents are protected from activities associated with these uses (including noise transfer).

5.22 The proposed building layout and ground floor plan is shown overleaf.

Scale

5.23 The scale of the building reflects the functions and amount of space required, but also the need to provide a building which fits in with the retained elevations the surroundings and is appropriate to the local character and context. The scale is also influenced by the desire to provide a building which retains a residential character.

5.24 The scale of the development is clearly indicated on the attached drawings and reflects what was previously consented on the site.

Landscaping

5.25 Amenity space provision for the scheme comprises communal private amenity space within enclosed gardens to the rear east of the building. These will take the form of mixed hard paved areas with soft landscaping as a spill out space for the ground floor cluster communal lounges. The communal gardens are provided as enclosed garden areas, with tree planting and planted beds. The garden areas will be fully enclosed to ensure residents safety and reintroduce soft permeable ecologically friendly landscaping to the urban environment.

5.26 Landscaping is restricted to the formal, private element and the area in the public realm which provides the setting of the building. The existing tree on Grosvenor Road will be retained and protected during construction.

5.27 Plant design emphasis will be on colour, form and scale as contrasts are important in creating an ecologically, user friendly environment to compliment the care use.

5.28 Where appropriate raised beds will help physically disabled to enjoy the planting. Provision will be made in some of these beds for some horticultural therapy, including, if appropriate some vegetable growing.

Appearance

5.29 The elevational treatment of the building responds to the previously consented scheme and reflects the appearance of recent modern development in the local area, using light coloured rendering with different colour panels for the variation in the scale, and frontage of the building. The elevational treatment is designed to be subservient to and contrast with the retained former town house elevations. Therefore, the dominant street frontage feature will be the conserved historic elevation.

NORTH WEST

NORTH EAST

SOUTH EAST

SOUTH WEST

Street wise

Map data

SITE LOCATION PLAN
AREA 2 HA
SCALE: 1:1250 on A4
CENTRE COORDINATES: 333311 , 350654

Supplied by Streetwise Maps Ltd
www.streetwise.net
Licence No: 100047474
14:56:59 19/11/2015

SITE LOCATION

1:1250 @ A4

GROSVENOR ROAD
WREXHAM

Montpelier estates

19/11/2015 1477/F03/S02/Rev-

ALL DIMENSIONS TO BE CHECKED ON SITE
ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT
FOR VERIFICATION PRIOR TO COMMENCEMENT OF THE EFFECTED WORKS. IF IN DOUBT ASK. THIS DRAWING IS COPYRIGHT

Rev.	Date	Description

EXISTING SITE PLAN

1:200 @ A2

GROSVENOR ROAD
WREXHAM

Montpelier estates

19/11/2015

1477/F03/S03/Rev-A

ALL DIMENSIONS TO BE CHECKED ON SITE.
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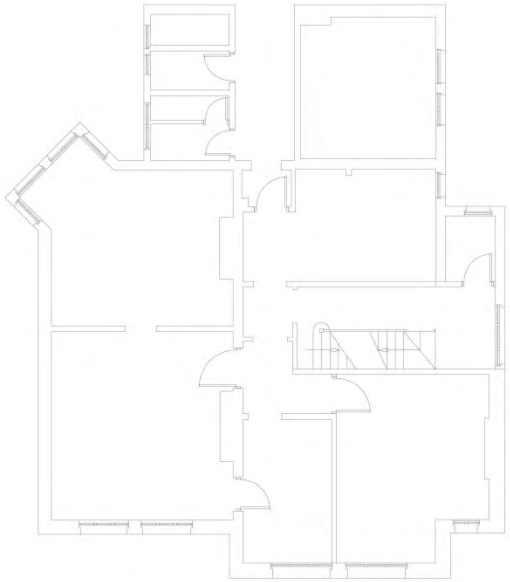
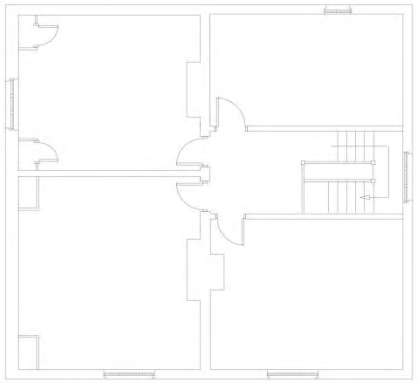
Rev.	Date	Description

GROUND FLOOR



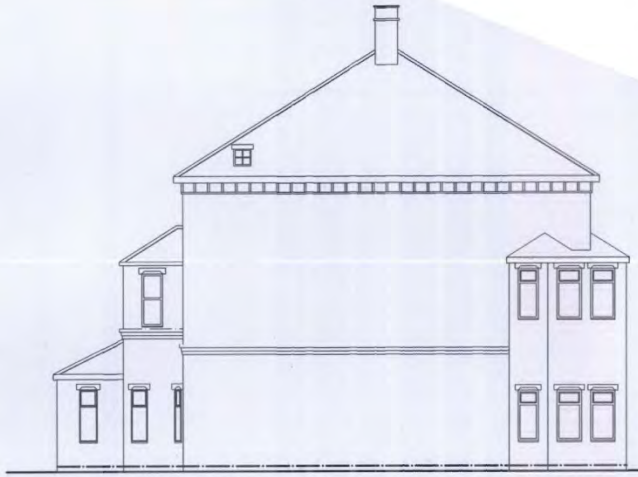
FIRST FLOOR



SECOND FLOOR

SIDE ELEVATION

FRONT ELEVATION



SIDE ELEVATION

GROSVENOR ROAD
WREXHAM

EXISTING PLANS & ELEVATIONS

1:100 @ A2

Montpelier estates

06/11/2015

1477/F03/007/Rev-

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Rev.	Date	Description
A.	16/10/2015	Updated turning area
B.	03/11/2015	Tree RPA indicated, general amendments
C.	23/11/2015	Scale bar & North Point indicated

GROSVENOR ROAD
WREXHAM

SITE PLAN

1:500 @ A3

Montpelier estates

23/11/2015

1477/F03/S02/Rev-C

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Rev.	Date	Description
A	14/10/2015	General amendments
B	06/11/2015	Updated to reach dimensions
C	19/11/2015	New added

1 L0-Ground Floor

	BEDS
GF	15
FF	15
SF	4
Total	34

GROSVENOR ROAD
WREXHAM

GROUND FLOOR PLAN

As indicated@ A2

Montpelier estates

19/11/2015

1477/F03/001/ C

ALL DIMENSIONS TO BE CHECKED ON SITE.
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Rev.	Date	Description
A	14/10/2015	General amendments
B	15/10/2015	Updated size
C	06/11/2015	Updated to match elevations
D	19/11/2015	Note added

Red inicates existing retained building

1 L1-First Floor

	BEDS
GF	15
FF	15
SF	4
Total	34

GROSVENOR ROAD
WREXHAM

FIRST FLOOR PLAN

As indicated@ A2

Montpelier estates

19/11/2015

1477/F03/002/ D

ALL DIMENSIONS TO BE CHECKED ON SITE.
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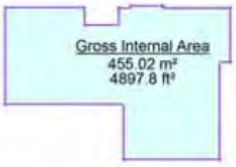
Rev.	Date	Description
A	14/10/2015	General amendments
B	06/11/2015	Updated to match elevations
C	19/11/2015	New added

Red inicates existing retained building

L2-Second Floor

	BEDS
GF	15
FF	15
SF	4
Total	34



GROSVENOR ROAD
WREXHAM

SECOND FLOOR PLAN

As indicated@A2

Montpelier estates

19/11/2015

1477/F03/003/ C

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Rev.	Date	Description
A.	23/11/2015	Updated note

NORTH WEST

NORTH EAST

GROSVENOR ROAD
WREXHAM

PROPOSED ELEVATIONS

1:200 @ A3

Montpelier estates

23/11/2015 1477/F03/004/Rev-A

ALL DIMENSIONS TO BE CHECKED ON SITE.
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Rev.	Date	Description
A.	23/11/2015	Updated notes

SOUTH EAST

SOUTH WEST

GROSVENOR ROAD
WREXHAM

PROPOSED ELEVATIONS

1:200 @ A3

Montpelier estates

23/11/2015

1477/F03/005/Rev-A

ALL DIMENSIONS TO BE CHECKED ON SITE.
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Rev.	Date	Description
A.	19/11/2015	Updated elevation

GROSVENOR ROAD
WREXHAM

PROPOSED STREET ELEVATION

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

Montpelier estates

19/11/2015 1477/F03/006/Rev-A

6.0 ACCESS

i) Proposed Site Access

6.1 The site adjoins the A5152 Grosvenor Road. Two existing vehicular accesses to the site ` are directly from the A5152 Grosvenor Road. As discussed with the Local Authority one will be closed off as indicated on the site plan.

ii) Access Within The Building

6.2 The issue of access for wheelchairs and people with mobility aids has been considered throughout the design of the development. Design measures which have been incorporated within the development include:

- Level access at all external entrances and exits
- Level access gardens with suitable external finishes
- Internal corridors of sufficient width to enable two wheelchairs to pass at frequent intervals
- Bedrooms designed to be fully wheelchair accessible with level access showers, etc.
- Lift access to upper floors
- Public areas of the building designed in accordance with Part M of the Building Regulations
- All bedrooms designed to meet full wheelchair standards
- Assisted bathrooms

6.3 There will be a level threshold at the main entrance to the building to ensure that there is inclusive access to the building regardless of disability.

6.4 Access from the car park will retain a shared surface character providing vehicular and pedestrian / cyclist and wheelchair access to the scheme. All parking spaces will have flush kerbs throughout to ensure that there is inclusive access for all residents regardless of physical disability and there will be a number of dedicated disabled spaces. All entrances to the building have level thresholds.

iii) Management and Servicing of the Building

6.5 The building will be staffed 24 hours a day, 365 days a year. Staff rest and changing facilities are proposed within the building.

6.6 The refuse store is located adjacent to the car park for ease of accessibility for refuse vehicles together with an appropriate turning head. Large wheeled containers will be used for general refuse, glass, cardboard, plastic and metal recycling. Refuse will be collected within the premises collectively (as in a hotel) rather than taken to individual bins by each resident. Medical waste will be collected and stored separately in sealed, colour coded containers. Recycling will be sorted from general waste by staff.

iv) Access to Public Transport

6.7 Staff will be employed from the local area and all will be encouraged to, supported by the operator, to travel to and from work either by cycle or by public transport. The transport issues related to the site are set out in more detail in the Transport Statement which has been submitted with this application.

v) Parking

6.8 A total of 10 car parking spaces will be provided for staff and visitors to the development including 2no. dedicated disabled bays located adjacent to the building main entrance. The accompanying Transport Statement provides more detail.

7.0 SECURED BY DESIGN

(I) Concept

7.1 Secured by Design is a police initiative to encourage the building industry to adopt crime prevention measures in the design of developments to assist in reducing the opportunity for crime and the fear of crime, creating a safer and more secure environment. Secured by Design is owned by the Association of Chief Police Officers (ACPO) and has the support of the Home Office Crime Reduction and Community Safety Group and the Planning Section of The Office of the Deputy Prime Minister (ODPM).

7.2 Good design must be the aim of all those involved in the development process and should be encouraged everywhere. Current government planning policy strongly supports this principle and makes clear that community safety is an integral part of the design agenda.

7.3 In addition to the requirements of planning legislation and guidance, local authorities (and the other bodies within each local Community Safety Partnership) have a wider responsibility under Section 17 of the Crime and Disorder Act 1998 to consider the crime and disorder implications of all their activities, and to do all that they can to reduce opportunities for crime and fear of crime in the exercise of their functions. Developers and their designers and advisers need to be aware of this.

7.4 Safe communities are stable communities. If the overall direction given by government planning policy and the ODPM guidance is combined with the principles of Secured by Design and put into practice by developers, this will be a major advance towards the government's goal of sustainable communities.

7.5 The core principles of Secured by Design are also applicable to non-residential developments and facilities, and specific requirements and recommendations for a variety of other contexts are set out under their own individual topic headings.

7.6 Incorporating sensible security measures during the construction of a new development has been shown to reduce levels of crime, fear of crime and disorder. This works best if balanced with the need to achieve desirable places to live. The aim of the police service is to assist in the design process to achieve a safe and secure environment for residents and users of public space, without creating a "fortress mentality" which would be counter-productive not only in terms of the government's objectives for the creation of attractive living environments and sustainable communities, but also ultimately in terms of security. By providing quality environments and ensuring that they are properly managed and maintained, communities can more readily be encouraged to exercise a sense of ownership and responsibility. By bringing the crime prevention experience of the police more fully into the planning and design process, a balance can be achieved, and the government's desire to create 'better places to live' can be fulfilled.

7.7 Probably the single most important aspect of new development is ensuring that all significant components of its design, planning and layout are considered together at an early stage, so that potential conflicts between security and other major objectives can be resolved. Good design and early co-ordination can avoid the conflicts that may be expensive or impossible to resolve once the construction is complete.

(ii) **Principles of Design**

- Sensitive design that takes full account of the social and environmental context and encourages positive community interaction can help foster community spirit and a sense of shared ownership and responsibility.
- Provision of high quality landscape settings for new development and refurbishment, where external spaces are well-designed and well integrated with the buildings, can help create a sense of place and strengthen community identity.
- Long-term maintenance and management arrangements must be considered at an early stage, with ownerships, responsibilities and resources clearly identified.
- Public and semi-private areas should be readily visible from nearby buildings or from well used rights of way.
- Natural surveillance is to be strongly encouraged, but care is needed to ensure that privacy is not infringed.

Secured by Design Key points

- From the layout of the building, the residents will be cared for by staff all year round and would not have independent living. It is to be assumed that some of the residents will also be forgetful. Therefore all access should be controlled though the front reception area so as to deter offenders gaining easy access within the building to steal, and to also stop residents who are forgetful just wandering off and becoming lost and confused.

  Therefore there should be:

  1. Access control, controlled by the reception when manned and managed by staff on site when not manned. This is to stop residents that are confused leaving the site without a member of the staff being aware and making sure they are safe to do so.
  2. CCTV covering the front reception area showing all people who enter and leave. This is so that if a resident is reported missing to police, then it can be confirmed that they left the building.
  3. Private rear amenity area for residents, which is secured so residents cannot just wander off, without notifying staff.
  4. Any cycle parking for staff on site, should be positioned so there is good natural surveillance over it from the care home, so as to deter theft

- Superfluous and unduly secluded access points and routes should be avoided.
- Footpaths and cycleways should be of generous width and have a suitable landscape setting to avoid creating narrow corridors which could be perceived as threatening.
- The position of planting and choice of species should be such that hiding places are not created. Thorny species of shrub can help to deter intruders.
- In the urban setting, open space, footpaths and cycleways should preferably be overlooked from buildings or traffic routes. Buildings should preferably face onto these areas, provided always that acceptable security for rear elevations can still be ensured.
- Property boundaries, particularly those at the side and rear, which adjoin public land, need to be secure. Windows should not provide easy access from public land. A substantial buffer planted on the outside of the fence line may help to discourage intruders.
- Long term management responsibilities and resources must be clearly identified at the planning stage to the satisfaction of the ALO/CPDA.
- The lighting to the project has to balance security with light spillage, a particular planning concern. External areas are designed to 20 lux where required. Lighting columns will be installed in the car park. There are numerous wall mounted luminaries and bollards to adequately light outside amenity space. Additionally there are floodlights on sensors and switchable from staff areas should any incident occur. Photometric data can be provided for each luminaire if required.

8.0 SUSTAINABILITY

8.1 Green building is the practice of creating structures and using processes that are environmentally responsible and resource efficient throughout a building life cycle. With this in mind we have introduced a variety measures improve to reduce the carbon footprint of the building throughout its lifecycle.

Carbon emission requirements

- Calculations are to be undertaken prior to construction to establish the achievement of the requisite carbon emissions to comply with Part L 2012 Building Regulations using criteria related to elemental U values, all boiler plant and equipment and other ventilation and air conditioning plant and anticipated air tightness values. As this calculation is required prior to construction the Contractor will appoint his Energy Consultant and preferred M & E sub contractor/designer at an early stage to ensure this obligation is met. Design is required to achieve an Air Tightness rating of 7 by using good design, close supervision of construction and sealing of all air pathways as the work proceeds.

Positioning and structure design efficiencies

- The design incorporates large, well orientated windows to reduce the reliance on artificial light during daylight.
- Rooms and windows are orientated to reduce overheating issues and therefore the unnecessary introduction of air conditioning.

Reduction in energy embedded in transport when operational

- The design incorporates it own commercial laundry thus eliminating the transport energy / travel miles of outsourcing the laundry over the lifetime of the building.
- The design incorporates a fully operational commercial kitchen whereby all food is cooked on site rather than regenerated food used by many similar facilities thus reducing travel miles.

Energy efficiencies

- Construction will be considered to provide an air tightness target of 7m3/hr/m2 more onerous than current 2010 Part L2 building regulation requirements which are set at 10m3/hr/m2.
- The building will be predominantly designed to be naturally ventilated.
- Long life energy efficient artificial lighting bulbs will be utilised.

Materials

- Two of the main constituents of the build are concrete blocks and aggregates.
- Both of these have been sourced to reduce road travel miles.
- The concrete blocks will be sourced from local manufacturing facility.
- For aggregates we will use recycled concrete.

Water efficiencies

- Water use in construction will be minimised by the use of dry construction methods.
- Waste recycling on site will be carried out by a specialist contractor to sift and re-use discarded materials.
- The design utilizes ultra low and dual flush toilets.