



C801.[T].D A S
DESIGN AND ACCESS STATEMENT



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PROJECT DIRECTORY

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AFFORDABLE HOUSING AT GLAN GORS,
WREXHAM

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1.0 BACKGROUND TO THE PROPOSAL

1.1 INTRODUCTION

The developmental proposals have been prepared on the basis of a briefing process carried out by Residential Social Landlords, Pennaf Housing Association in conjunction with Wrexham County Borough Council Housing Department. The housing mix reflects the results of that dialogue and the proposed development responds to housing need data prepared by the RSL and the Local Authority. The scheme consists of fifteen general needs houses and eight flats, to provide good quality affordable homes. In addition, the Local Authority's Housing Strategy identifies a need to provide this type of accommodation.

It is intended that this Design and Access Statement will accompany the application for full Planning Consent in conjunction with the drawings prepared by Ainsley Gommon Architects.

1.2 VISION STATEMENT

The intended development is to provide a varied mix of affordable housing for local people in two 2-person 1-bedroom and six 3-person 2-bedroom flats along with four 4-person 2-bedroom, eight 5-person 3-bedroom and three 6-person 4-bedroom houses.

The design provides modern, attractive housing that raises the standard for social developments in the area. Manageable garden areas are also provided to each residence. Hard landscaping of new railings protecting front gardens supplemented by barrier planting to give a sense of a defensible space, bounds a public open space.



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1 - 1.2 The proposed scheme provides a mix of family housing.

2 - 1.2 The scheme promotes a sense of community, allowing all residents access to external green space.



1 - 1.2 The site (outlined in red) in its overall context.

1

The proposed scheme in Glan Gors will provide high priority housing on an prominent site, in Caia Park on the outskirts of Wrexham Town Centre. The design seeks to use the most positive features of the site, its open and sunny aspect and its excellent location close to the many public amenities near by.

It's proposed the residences will use facing brick, similar to the adjacent buildings with high level render feature panels. White UPVC windows are enhanced by buff artstone cills. Roofs will be concrete interlocking roofing tile to reflect materials used on the existing surrounding properties. These material choices are sympathetic to the local building traditions and represent an improvement in the quality of housing in the area.

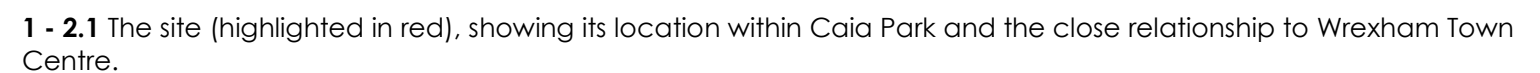
In addition, the scheme provides a mix of affordable houses for families and older people offering a range of new accommodation to meet differing housing needs.

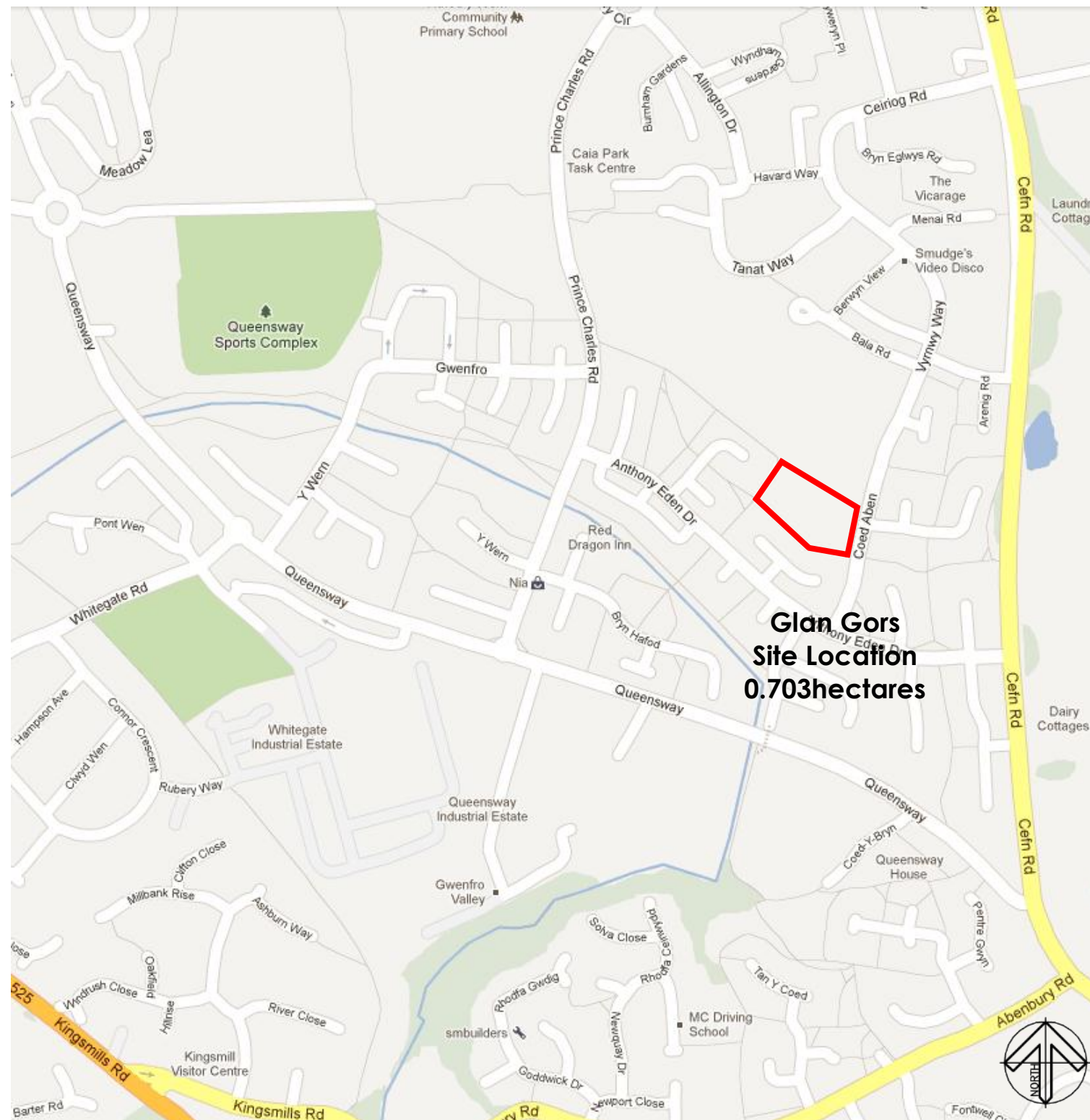
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1 - 2.2 Glan Gors, Wrexham site location.

"Local planning authorities should ensure that sufficient land is genuinely available or will become available to provide a five year supply of land for housing"

The Wrexham UDP 1996-2011 (adopted Feb 2005) indicates the proposed development to be within the Caia Park Settlement Limit meets PS1. The strategy of the UDP for housing provision has been expressed through its Housing Policy and states a need:

To provide sufficient housing to meet the needs of the whole community, including those in form of affordable and special needs housing.

To provide a range of dwelling sizes and types to create a mix of socially inclusive communities.

To make the best use of land for housing, including making the best use of the existing housing stock.

The Wrexham County Borough Council has adopted a sequential approach to the assessment of potential new housing sites as set out in Planning Policy Wales.

The proposal to develop the site as residential is in keeping with HSG1.

While the site is currently an open space, it's within the Settlement limit and has been identified by Wrexham County Borough Council as a potential site for development. It's efficient redevelopment, as a site for affordable housing, should reduce the pressure for development on green field sites outside the settlement area within the County.

The development is located within an area well served by local amenities and is within a serviceable distance of Wrexham Town Centre, therefore offering itself as a valuable resource to the community.

2.3 EXISTING OUTLINE PLANNING CONSENT

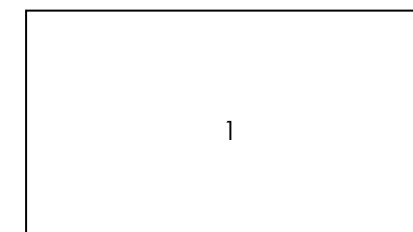
Outline Planning Permission has been granted for 17No. residential units on the site back on the 04/05/2010 (Code No WRC P/2010/0216). This scheme provided housing in the form of 3No. four person two bedroom terraced houses, 7No. five person three bedroom semi detached houses and 7No. Six person four bedroom semi detached houses along with the construction of new vehicular and pedestrian access. However this layout (ref-Proposed site layout 6666/L(9) 01) was broadly indicative and was not firm as advised in the conditions of the outlined approval.

This reserved matters application has developed the approved layout further to bring it in line with the housing needs of Wrexham County Borough Council and the local area. It now provides 19 plots with 23 units on the site, delivering a better range of housing for the community ranging from 2 person 1 bedroom flats to 6 person 4 bedroom houses.

The proposed access serving the outline planning permission was located in a position which impacts on the existing layby at the north east corner of the site. This revised scheme has taken the Highways Departments concerns onboard and moved the site access to the south east corner to improve visibility and accessibility. The new layout now meets Highways requirements.

We have also taken onboard concerns for ground contamination as the site was previously used as a Landfill. A Ground Investigation report will be provided with the application and the Engineer involved have devised a method of constructing the development in the safest way possible.

A satisfactory solution to this problem is being provided by the Engineers who have liaised with the council's Contaminations officer.



2.0 CONTEXT

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2.4 SITE CONDITION

The proposed development site is located along Coed Aben Road. The site is currently a grassland open space for local residents to use as a playing field. The site backs up onto the road along the east boundary and meets the public footpath running along the south and west boundary.

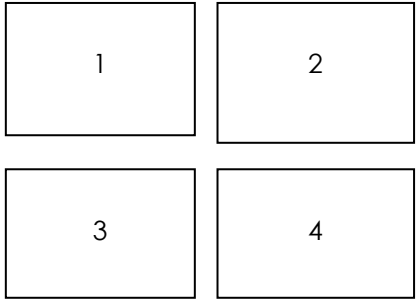
There is no clear boundary along the north of the site as this is an open playing area which serves the local community that surrounds the fields. A tall avenue of black poplar trees line the eastern boundary of the site and Coed Aben Road.

The site slopes down slightly towards the south where it meets a steep bank running round the south and west boundary sloping down to the public footpath.

The surrounding area of the site is predominately residential with Ysgol Gwenfro Community Primary School to the south, Ysgol Hafod y Wern Community Primary School to the north and Queensway Sport Complex to the west.

The land is 0.7 hectares in area (1.73 acres) and will be accessed from an adopted road entering the development from the south east point of the site, off Coed Aben Road. Proposed footpaths across the scheme provided new links with the development and the surrounding areas while also maintaining the existing connections between the surrounding houses and the playing field.

A set of goal posts are positioned at the centre of the site but these will be taken down and relocated on the playing area to the north. This has been agreed with the local authorities Leisure Services.

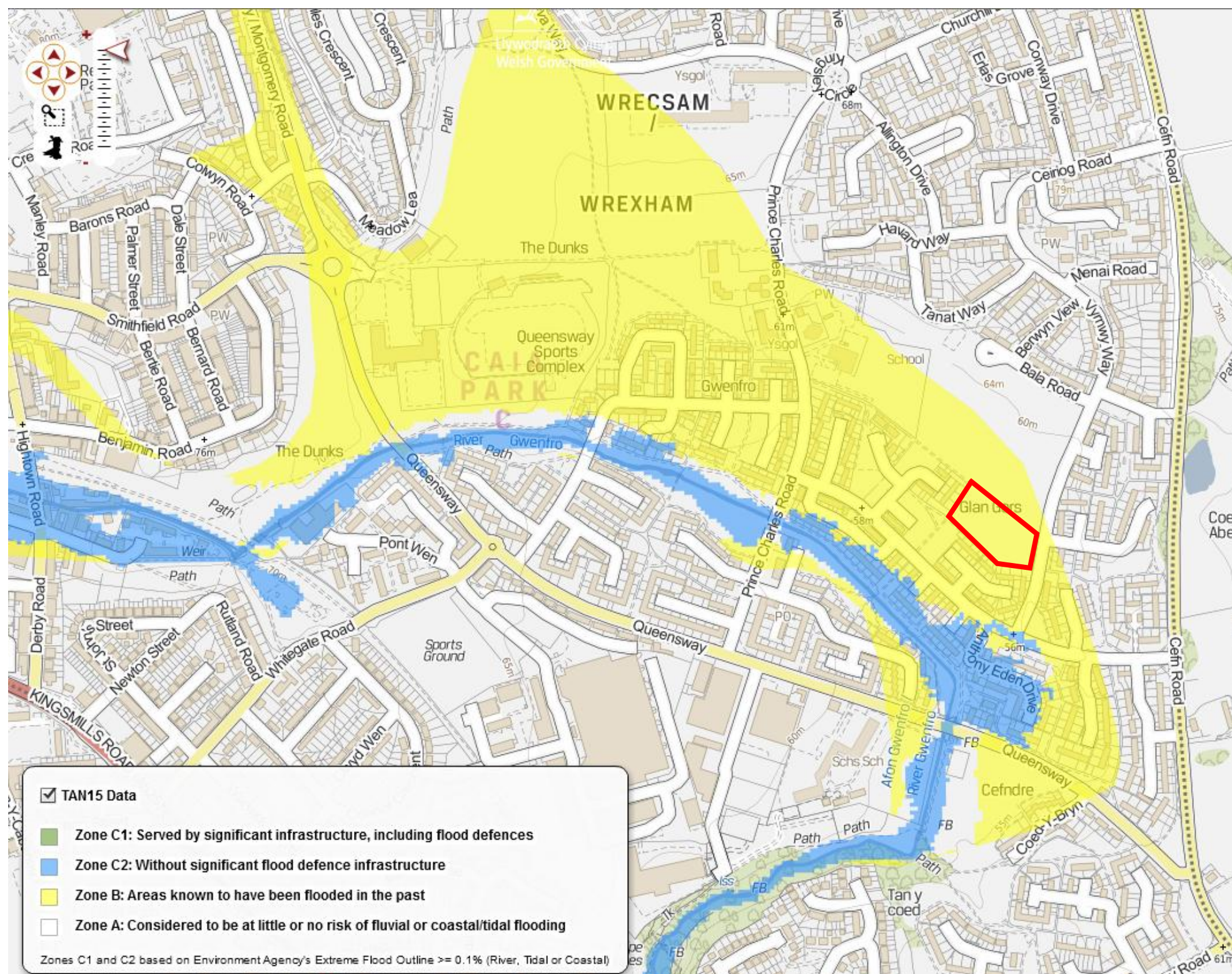


1 - 2.4 View of the site looking from Coed Aben Road

2 - 2.4 View of the site (looking east) from the green space next to Anthony Eden Drive

3 - 2.4 The avenue of trees running along the front of the site next to Coed Aben Road.

4 - 2.4 View of the children's play area to the north of the site



1 – 3.1 Flood Risk Map of Glan Gors, Wrexham.

3.0 FACTORS AFFECTING DEVELOPMENT

3.1 FLOODING

The Environmental Agency's website confirms that the site in question is not within a fluvial floodplain. It does show that it stands within Zone B, an area known to have been flooded in the past but has low risk of flooding.

3.2 EXISTING GROUND CONDITIONS

A ground investigation and engineers report has been carried out on the site and it will be made available to the Council. Mitigation measures are being introduced into the scheme to deal with issues of contamination.

3.3 ARCHAEOLOGY

We are unaware of any archaeological finds being made in this area or any significant sites of historical interest nearby, which would warrant any investigation of the site.

3.4 EXISTING SERVICES

All service stats have been sought for the scheme including electricity, gas, waste/ mains water & BT telecom. The information currently available shows that currently all services are available and provided to the site along Coed Aben.

3.0 FACTORS AFFECTING DEVELOPMENT

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4.0 DESIGN OBJECTIVES

4.1 THE BRIEF

As expressed in the 'Vision Statement', Pennaf Housing Group Ltd and Wrexham County Borough Council are seeking to develop affordable housing on the land at Glan Gors, Wrexham.

This housing is to meet the needs of local families on the local authority waiting list and those in housing needs.

The type and variety of housing offered will respond to the varied demands of individuals and families seeking good quality housing in the area.

The aim is to create a modern, well equipped scheme that is sensitive to the local context meeting a range of differing housing needs. The buildings are domestic in appearance, attractive and energy efficient, encouraging ease of operation and are convenient in use. The scheme replicates the local built form and uses a pallet of building materials that is compatible with the local vernacular.

The scheme brief aims to meet the Assembly's housing technical standards including Lifetime Homes and Design Quality Requirements.



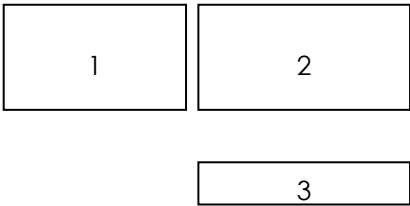
1 & 2 The scheme aims to provide family homes for the community.

3 – 4.1 Partners in the scheme: Wrexham County Borough Council, Pennaf Housing Association and Ainsley Gommon Architects.

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1 - 4.2 Site Layout for the development shows variety of house types

4.2 DESIGN CONCEPT AND PRINCIPLES

Affordable Housing

The development consists of 15 general needs houses and 8 flats built to Welsh Assembly Design Quality Requirements and Lifetime Homes Standards for future adaptability. It breaks down to;

- 2No. two person one bedroom flats
- 6No. three person two bedroom flats
- 4No. four person two bedroom houses
- 8No. five person three bedroom houses
- 3No. six person four bedroom houses.

The mix of house types has helped create a varied, positive streetscape to Glan Gors, breaking away from the repetitive linear blocks that currently exist in the area. Orientation has been carefully considered, with living rooms orientated to the south where possible to benefit from passive solar gain. The scheme aims to maximise the benefits of natural light, reducing the need for artificial lighting.

Each unit has direct access to a private outdoor space allowing the living space to open out and expand into the garden. Each garden will be private and enclosed and boundary treatments will ensure surrounding properties are not overlooked.

A grassed area has been kept in the west corner of the site to maintain an open green link between the amenity space next to Anthony Eden Drive and the site. A new footpath provides a route through this green space leading to the existing playing field. Plots 8 and 9 overlook this area as well as properties 63-66 on Anthony Eden Drive to provide additional security for the scheme.

As security is important in this area plots 1, 2 and 22/23 overlook the site entrance and provide security in this prominent area while dwellings 19-23 provide a continuous street frontage facing Coed Aben Road.

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A positive street frontage is created along the new access path along the north boundary, overlooking the playing field. Two footpaths lead from the playing fields into the housing development between plots 11 - 12 and 17 - 18 providing links for the residents while being overlooked by surrounding houses reducing any security problems.

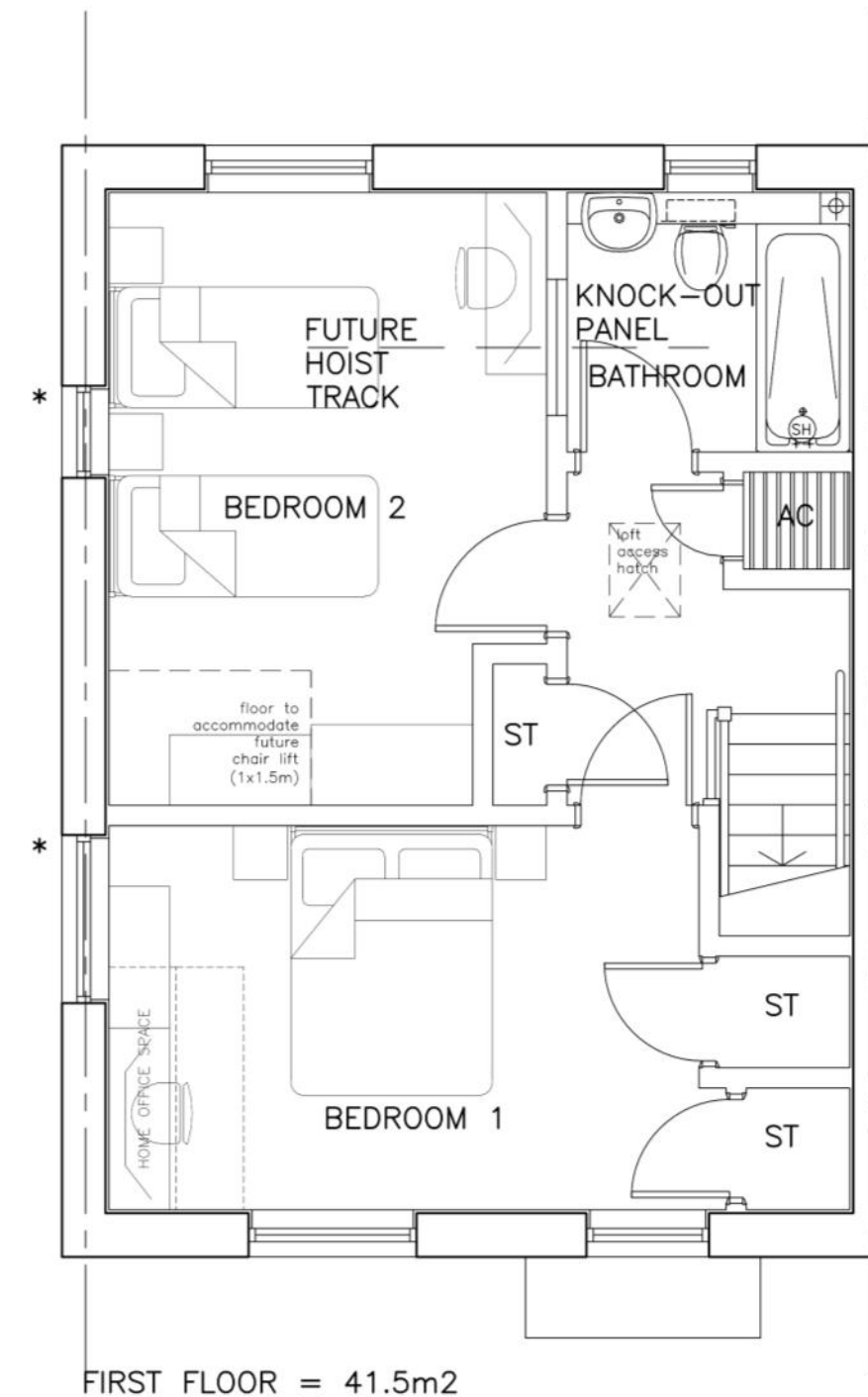
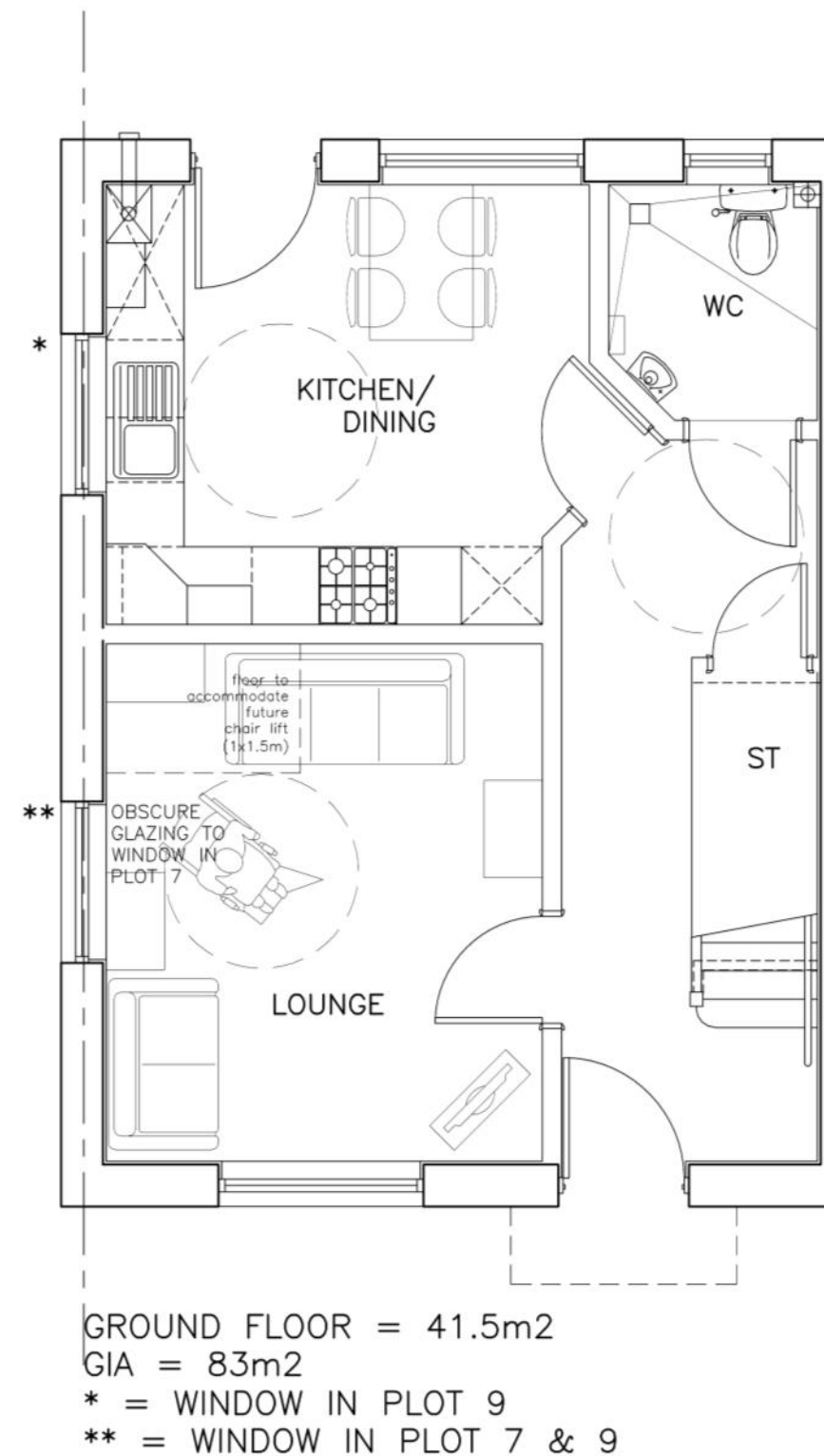
Plots 2 to 8 also help reducing security problems on site as they overlook the parking spaces for plots 10 to 21 which means all parking spaces are supervised by a number of properties within the development. Most of the properties have main habitable rooms and gardens which face south taking advantage of the natural light though out the day. The only case that this doesn't occur is where the living rooms overlook the playing field (to the north) as this is regarded as their best outlook, out onto the green space.

Secured by Design Principles have been adopted resulting in all properties overlooking adopted highways and public space, with secure gardens to the rear of the properties.

All of the properties will be built to achieve a minimum Code for Sustainable Homes Level 3+ and the requirements of the new TAN 22 for Sustainability.

The new MIPPS sustainable building standards for Code for Sustainable Homes Level 3+ represents a 31% reduction in carbon emission and not the 25% as in the case with Code Level 3. To achieve a reduction in carbon emissions the design looks to implement the energy hierarchy by reducing energy demands and then increasing energy efficiency in the dwellings.

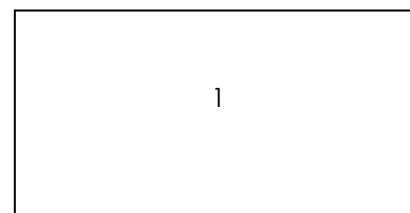
A Code Assessor has been appointed to advise on these issues and a report will be provided in support of this application.



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1 - 4.2 All the houses built to Design Quality Requirements and Lifetime Homes Standards (two bed house shown)



1 - 5.1 Proposed Site Plan showing indicative landscape scheme

5.0 CHARACTER

5.1 LAYOUT AND LANDSCAPE DESIGN

The arrangement of dwellings within the scheme's intended to reflect a considered approach towards the site condition and context. The proposed arrangement of the dwellings on the site affords the private gardens plentiful midday and afternoon sun while each property have associated car parking spaces.

A positive street frontage has been created down Coed Aben and along the new access path fronting the playing field by a mixture of house types helping to continue the current streetscape. Railings have been introduced along most front garden and some rear to provide clear demarcations to boundaries especially as the site's currently very exposed to the public with houses overlooking 3 of the 4 boundaries. The scheme takes an area of grassland and introduces an improved habitat to the site through the provision of communal green spaces with low maintenance planting, front and rear gardens with shrubbery and hedgerows. Seven trees along the east boundary will be removed due to their large size and inappropriate species while the other trees along Coed Abben will remain. Three new trees are proposed down Coed Abben while five additional trees will be placed down the new access path to the north site boundary to replace the existing trees that are to be removed.

In addition, the scheme proposes the introduction of a new hedgerow along the southern boundary, helping to improve the biodiversity of the site and also increase security by making it difficult to climb the rear fences. The proposed development will be accessed via a new adopted road opening onto the site at the south-east corner while new footpaths linked to the existing footpath will allow people to access the site and the surrounding areas.

5.0 CHARACTER

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5.0 CHARACTER

5.2 SCALE

The site is situated within a predominantly residential area, with traditional two storey dwellings to the south, east and west of the site. An avenue of trees run along the eastern boundary with Coed Aben Road. A playing field is located to the north and the land gently slopes down towards the south.

The surrounding housing estates are long repetitive linear two storey blocks of either brick or render creating a dull environment within the community. The proposed development provide houses which are mainly two storey with a few two and a half storey dwellings varying the height and creating an interesting roof scape. Staggered elevations, variable massing and changes in height have create a scheme which gives architectural variety and interest to the area in comparison to the long repetitive blocks that currently exist.

The surrounding context has been carefully considered and the scheme has been designed to complement but also improve the existing pattern and form of the area by improving existing access points, providing double fronted properties that overlook shared spaces and provide positive frontages over the playing field and Coed Aben.

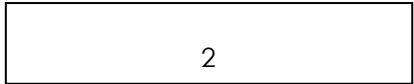
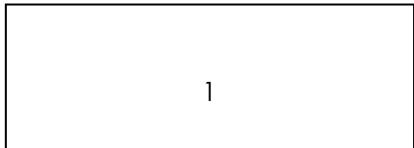
Elevational treatments have been designed to be sympathetic to the surrounding residential properties while creating interest and variation.

A native hedgerow has been proposed along the south boundary to provide additional screening and helping to reduce the impact of the new development on the adjacent properties.



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1 - 5.2 Existing two storey residential properties on Glan Gors, Wrexham

2 - 5.2 Proposed 'pathway' elevation facing playing fields showing varied roofscape and positive frontage.



1 - 5.3 Housing Disposition Plan showing variety and amount of house types.

5.0 CHARACTER

5.3 AMOUNT

The proposed development will provide the following accommodation:

23 No. Affordable Homes:

- 2No. 2P1B Flat
- 6No. 3P2B Flat
- 4No. 4P2B House
- 8No. 5P3B House
- 3No. 6P4B House

This mix will provide dwellings for a range of family sizes as well as couples and the elderly.

As the site plan shows, the different housing mix has been spread over the site to provide variation and interest in the scheme. Double fronted and corner units have helped provide overlooking and added security on this open site while different unit size/variety helps create elevational interest.

Some of the larger units have been placed to the south of the site to take advantage of the larger south facing gardens while the flats have been placed around the area of shared road surface so that their communal garden space with low railing boundaries making the scheme feel more open and welcoming.

5.0 CHARACTER

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5.0 CHARACTER

5.4 EXTERNAL SPACES

The schemes layout has been carefully considered to maximise the relationship between the new homes and the surrounding landscape. The living rooms have been located to face south, west or east in most cases, allowing direct access out into the garden spaces. The properties that overlook the playing field do have their living rooms facing north, but this is to take advantage of the positive outlook and relationship with their surroundings. These properties do however have their kitchen dinning rooms facing south, while providing access out into their gardens.

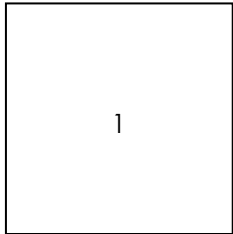
The scheme's orientation allows for the new houses to benefit from passive solar gain and ensure good levels of natural light within the primary social spaces, contributing to the requirements of the units to comply with the Code for Sustainable Homes Level 3+. In addition, most living rooms or kitchen dining rooms open out into private gardens, allowing the residents to enjoy the outdoor space and access to external drying space. All houses have small enclosed gardens to the front, with railings forming the boundary treatment.

The shared space in the western corner of the site has been retained to encourage the residents to interact and provide a landscape buffer between the new and the old. While creating a link between the green area next to Eden Drive and the playing field to the north.

Access onto the proposed development will be gained via a new adoptable road positioned in the south east corner of the site. This leads to the central shared space which creates a safe parking court and opportunities for social interaction. Car parking for the remaining houses are provided off this new road maintaining level access next to each individual house.



1 - 5.4 Aerial view showing the design of the external spaces as seen from the south east corner



5.0 CHARACTER

5.5 APPEARANCE

The site is located within the Caia Park estate of Wrexham, which has a distinct local character and appearance of long repetitive linear housing terraces of either brick or render. Much of the estate was laid out in the early 1950s. These properties have been subject to energy enhancement grants in the last few years with most having upgraded to U-PVC windows whilst others have been updated further with additional external insulated rendered and Photovoltaic panels. Most ridges and hips are constructed from concrete tiles with very little elevational variety demonstrated within the estate.

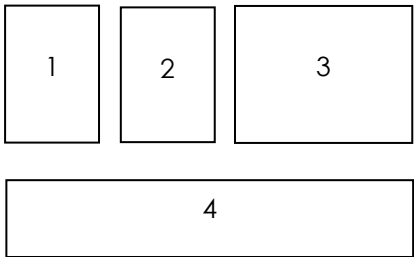
It is proposed that the new residential development will be sympathetic to the existing character of Caia Park but it'll also provide some architectural interest and variety within the building form and detailing to create an uplifting scheme within the area. The external built form of the buildings have been designed with traditional pitched roofs, masonry external walls and domestic fenestration.

The proposed external materials are:

- Facing bricks will be used taking inspiration from the character of the local area. Samples will be provided at a later date.
- Off white render has been used to provide a feature and to break up the scale and massing of the development. Samples will be provided at a later date.
- Concrete tiles will be used for the roof to fit in with the surrounding context. Samples will be provided at a later date.
- Energy efficient white UPVC double glazed windows to complement existing properties.
- Buff stone cills on primary elevations to reflect local details.



- 1 & 2 - 5.5 Local vernacular buildings in the area
- 3 - 5.5 Typical Affordable Housing Elevation with a mixture of brick and render
- 4 - 5.5 Elevation frontage looking towards the playing field



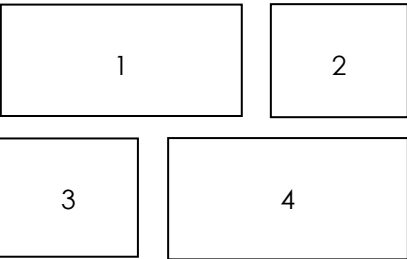
6.0 ENVIRONMENTAL SUSTAINABILITY

6.1 LANDSCAPE/TOWNSCAPE SETTING

The site accommodates twenty three general needs houses and flats which results in a strong community feel within the new residential development. The village location, proximity to local amenities and good public transport links means that the Glan Gors site is ideal for this use for social, economic and functional reasons.

Caia Park is a local government community. It was created in 1985 after a boundary commission review along with four other community areas within the town. The majority of the community area is occupied by the Caia Park (formerly Queen's Park) development of local authority housing. Located in between Acton, Hightown and Rhosnesni in the south-east of Wrexham, this is the largest housing estates in Wales. Much of the estate was built in the early 1950s. These estates where long linear blocks of either brick or render repeated over and over that created negative, dull architecture.

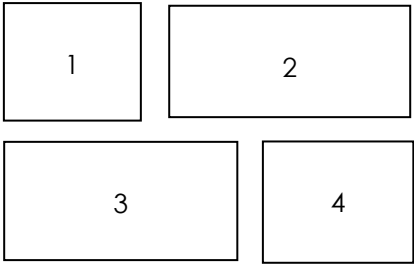
The surrounding context has been carefully considered and the scheme has been designed to complement but also improve the existing pattern and form of the area. The scheme is domestic in appearance and scale and as a result material choices have been made to alter the grain of the surrounding area. Plots 11 to 23 have been placed along the new access path facing the playing field and along Coed Aben to created an active street frontage that overlooks the public open space. From the outset the proposed development has been designed to work with the site and its landscape context. Staggered elevations, variable massing and changes in height have created a scheme which gives architectural variety and interest to the area in comparison to the long repetitive blocks that currently exist.



- 1 - 6.1 - View up Coed Aben, with the site on the left. The proposed development will continue the existing streetscape along the road
- 2 - 6.1 - View from the north west of the site looking down the bank towards the existing access path
- 3 - 6.1 - View of the existing access path to the south of the site
- 4 - 6.1 - View from Coed Aben (looking west) showing how the site is surrounded by houses



- 1 - **6.2** - View south along with existing access path towards the green area next to Anthony Eden Drive
- 2 - **6.2** - View of the site and existing tree avenue along Coed Aben
- 3 - **6.2** - View from the green space next to Anthony Eden Drive looking towards the east with the avenue of trees in the background
- 4 - **6.2** - View of the site from the playing field to the north



6.2 BIODIVERSITY & LOCAL ENVIRONMENT

The site is predominantly covered in grass resulting in limited site biodiversity in its current condition. Whilst there are areas of possible habitats in the form of the trees located on or around the site, these areas are generally to remain.

Whilst there is limited biodiversity on site, the site is bounded on the east by a few reasonably established trees.

The nature of the current site could not be counted as of high ecological value and as such is not considered sensitive or vulnerable to redevelopment. An Ecological survey has been undertaken and will be included within the planning application. As there have been sightings of Great Crested Newts around a pond located to the south of the site, Emma Broad (Wrexham County Council Biodiversity Officer) has requested provision of a Great Crested Newt Reasonable Avoidance Measures (RAMs) Method Statement to be submitted in support of the planning application. The subsequent Method Statement includes a summary of the pond scoping exercise, an evaluation of the risk posed by the proposed development to Great Crested Newts, and a detailed method statement that will detail tasks to be completed prior to and during the development. This document could be used to guide a toolbox talk.

A landscape plan will be provided to supplement the planning application to demonstrate what will be provided in terms of planting and maintenance. The proposed new development will have a positive effect on the biodiversity within the local environment by providing new planting allowing the creation of possible habitats and feeding opportunities. In addition to the garden spaces, the scheme introduces a number of new trees and hedges that, whilst helping to improve overlooking issues will also help to increase the biodiversity on site.

6.3 ENERGY EFFICIENCY/CARBON REDUCTION

The aim of the sustainability strategy is to minimise the energy demand and carbon emissions associated with the proposed development, and therefore limit the effect on the environment. In order to achieve this, all of the homes will be built to Code for Sustainable Homes Level 3+.

Considering the orientation, micro-climate and built form has allowed the development to benefit from passive solar gain, natural light and wind protection, which will all contribute towards reducing the energy demand.

The following strategies will be used to reduce energy usage:

- Energy efficient heating and hot water systems will be specified within the units.
- External elements to have high thermal insulation properties
- External drying areas are provided to all units to help reduce energy usage
- 100% low energy light fittings will be used within all of the properties

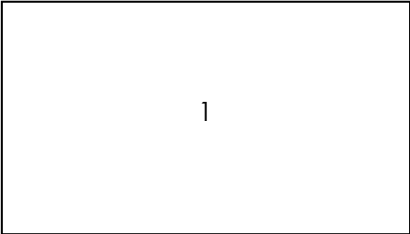
Solar thermal collectors and/or photovoltaic panels are being considered for the south facing roofs, helping to meet the hot water demands for the buildings.

6.4 SUSTAINABLE MATERIALS

Environmentally responsible methods of construction and a palette of sustainable, locally sourced materials will be chosen wherever possible, in pursuing a design that is both energy efficient and environmentally conscious.

Materials will be selected from local sources wherever possible to minimise transport energy use and help sustain the

Element	Location	Material	Outline Specification	Green Guide Rating
External Walls	As elevations	Facing Brick	Clay facing bricks in coloured mortar	A+
External Walls	As elevations	Render	Through-coloured proprietary render on block work	A
Pitched Roofs	As elevations	Concrete 'slate'	Concrete interlocking 'slate' tiles on timber rafters	A+
External Doors	As elevations	Timber	Hardwood factory painted	A
Windows	As elevations	Softwood	High performance U- PVC coloured white	A+



1 - 6.4 - Table demonstrating a selection of different materials proposed for use in construction and the desirable aims for BRE Green Guide to Specification rating.



1 - 6.5 - An example of a low flow domestic toilet.

2 - 6.6 - Residents will be encouraged to recycle.

local economy. The materials have been chosen for their sustainability in reference to the 'BRE' Green Guide to Specification.

6.5 WATER

SUSTAINABLE APPROACH

In order for the houses to utilise as little water as possible, water efficiency within the building will be maintained through the installation of dual flush toilets and the use of flow restrictors on taps.

DRAINAGE

Drainage will be linked to the existing infrastructure as the ground will not take SUDS as the site was previously used as a landfill. Subject to dialogue with the Local Authority water butts will be provided to collect rainwater and reduce the use of potable water for watering garden plants.

6.6 WASTE MANAGEMENT

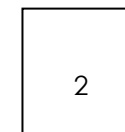
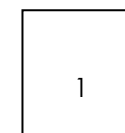
A site waste minimisation plan will be produced to follow the WAG 'Construction Waste Minimisation Good Practice Guide.' The main contractor is a member of the Considerate Constructors Scheme.

A post-construction domestic waste management and recycling scheme will be implemented.

All kitchens will have internal recycling bins to encourage residents to recycle and minimise their own waste. Removal of recycled and garden waste will be dealt with by Wrexham County Borough Council on a bi-weekly basis while removal of general refuse will be dealt with weekly.

6.7 CLIMATE RESILIENCE

Over the next 50 years the climate is



expected to change. Although we cannot be certain what these changes will be, general trends have been predicted. The global mean temperature is expected to rise by between 1 and 3.5°C. In Britain this is expected to mean warmer summers and colder winters. We are also expected to have more extremes of weather, with greater risks of floods and droughts.

To ensure the proposed development can cope with any future changes a number of features have been designed in. The properties will be a timber frame construction. Timber frame homes are highly adaptable and accessible with the additional advantage of being a renewable material. Thermal efficiency of timber homes provides the dwellings with very comfortable spaces and require a lot less energy to heat.

The buildings have been designed to be as energy efficient as possible so as not to contribute further to climate change.

The aim is meeting the needs of the present without compromising people's ability to do so in the future.

6.8 SUSTAINABLE DESIGN STANDARDS

The development will look to gain a Code for Sustainable Homes Level 3+ rating for all of the homes.

6.0 ENVIRONMENTAL SUSTAINABILITY

DESIGN AND ACCESS STATEMENT
AFFORDABLE HOUSING AT GLAN GORS,
WREXHAM

7.0 ACCESS

7.1 SITE LOCATION

The proposed site is within the community of Caia Park, allowing residents to live close to the centre of Wrexham with the benefits of local amenities within walking, cycling distance and good public transport links. The prime location within the community, next to the existing playing fields allows the residents to have a positive relationship with the local community.

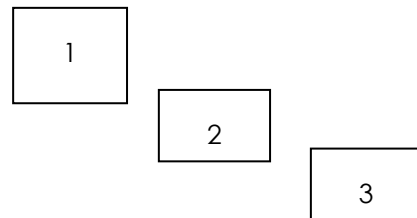
The topography of the site is relatively simple with the new road entrance located at the south east point of the site ramping up into the development with level access achieved to all the new dwellings. Bus stops are located to the south of the site along Anthony Eden Drive offering good links to the centre of Wrexham nearby.

7.2 INCLUSIVE DESIGN

The primary aim of the scheme is to create a place that is easily accessible to everyone either living or visiting the homes.

All external surfaces on the site will have minimum undulation, be non-slip and well laid. Any joints between paving or between changes of material will be no more than 10mm wide and any utility access covers featuring within the hard landscaping will protrude no more than 5mm above the paving level. Where there are any changes in height or direction the surfaces will be clearly marked by a change of texture and a contrasting colour and where appropriate up stand kerb or low rail.

All paths will be a minimum of 900mm and will be continuous with no obstructions. It is anticipated that paths around the buildings will be a minimum of 1000mm for wheelchair access, and where possible will be 1200mm wide. Building entrances will be highly visible and ramped approaches to entrances will be a minimum of 1200mm wide with a maximum gradient of 1:12. All

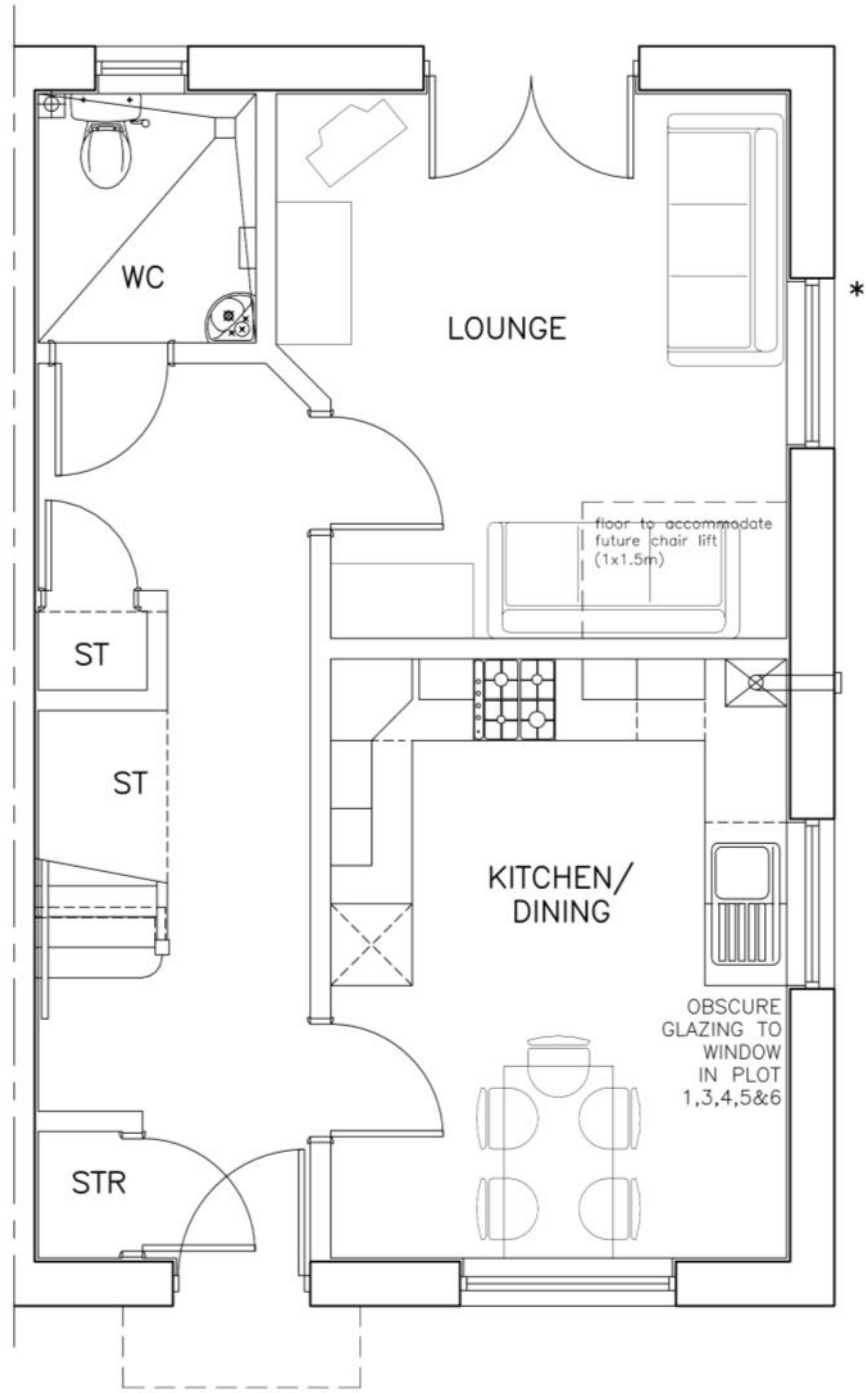


1, 2 & 3 - 7.2 - Sustainable modes of transport are promoted, with amenities within walking and cycling distance, with good links to public transport.

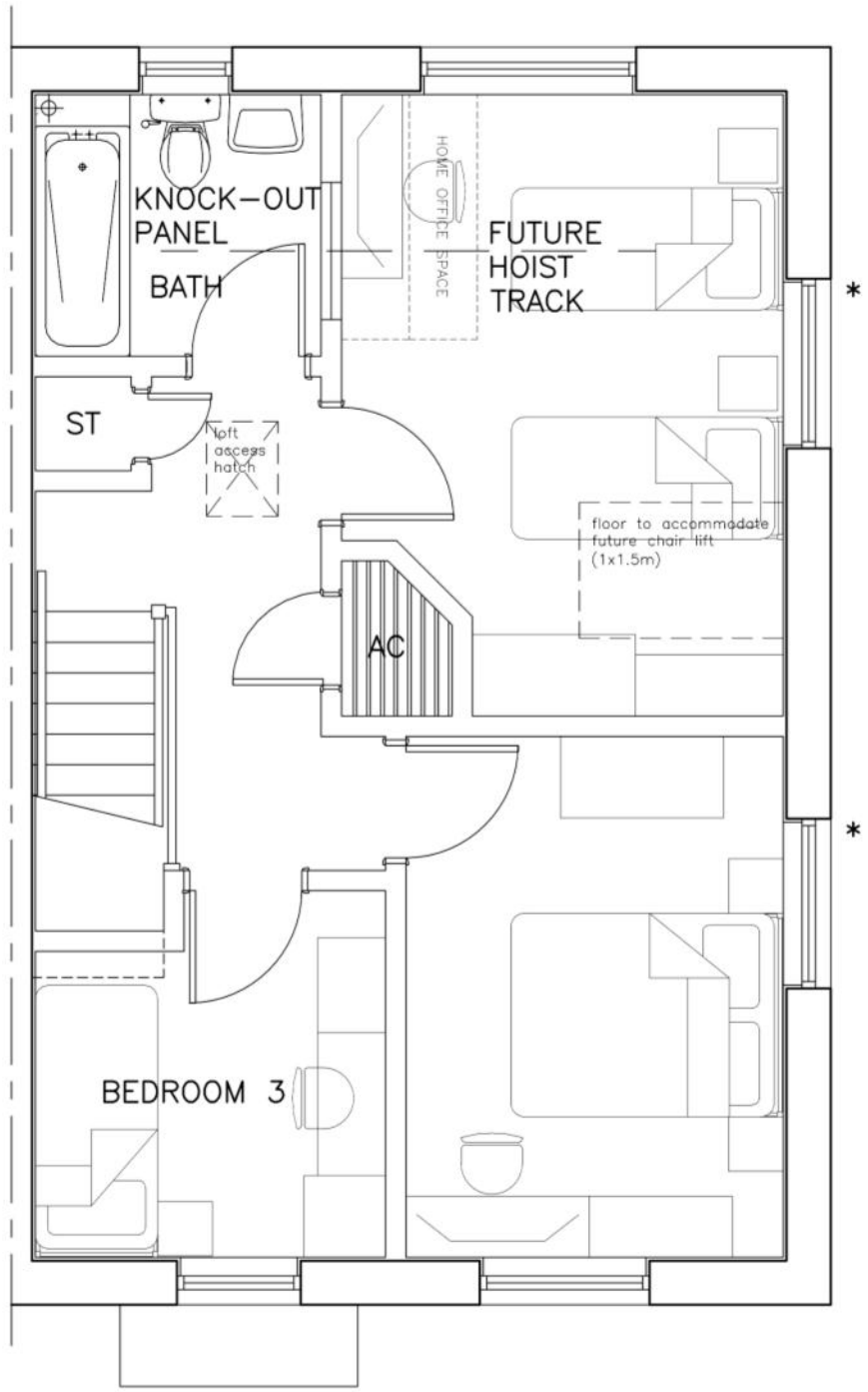
doors will have a minimum effective clear width of 800mm.

A new access will be formed to the south east of the site allowing pedestrian and vehicular access into the development. Some properties have within curtilage parking or spaces adjacent to the properties, within close proximity to entrances to allow good accessibility. The road layout has been designed to comply with Highway Authority guidelines and is able to accommodate emergency vehicle access. The Council's Highways Department have been consulted prior to the application being made.

All properties will be built to Lifetime Homes standards to ensure future adaptability.

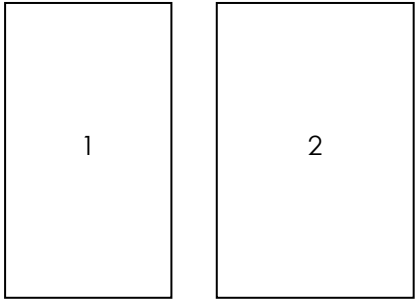


GROUND FLOOR = 47m2
GIA = 94.0m2
* = WINDOW IN PLOT 11



FIRST FLOOR = 47m2

1 & 2 - 7.2 - Typical house plans. All homes are built to DQR and Lifetimes Homes standards for future adaptability.



7.0 ACCESS

DESIGN AND ACCESS STATEMENT
AFFORDABLE HOUSING AT GLAN GORS,
WREXHAM

Ainsley Gommon
architecture : urban design

8.0 MOVEMENT

8.1 INTEGRATION/CONNECTIONS

The proposed development will take a piece of land highlighted for redevelopment and convert it into a valuable local resource. Sympathetic design and façade treatments have been utilised allowing the development to fit into the surrounding context whilst providing much needed accommodation for people in the area.

8.2 TRANSPORT MODES

The development at Glan Gors, Wrexham aims to facilitate a wide range of different transport modes for residents and visitors. There are local amenities within walking and cycling distance in Gaia Park and good links to public transport into the centre of Wrexham.

8.3 SERVICING

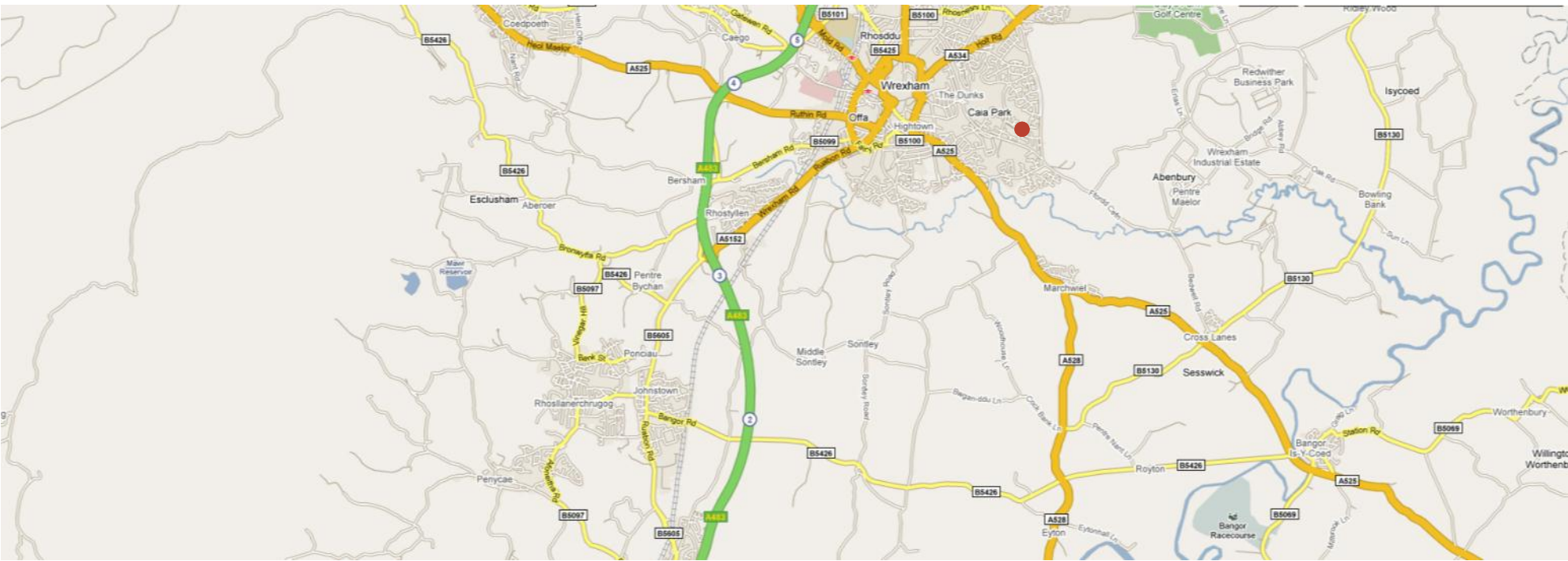
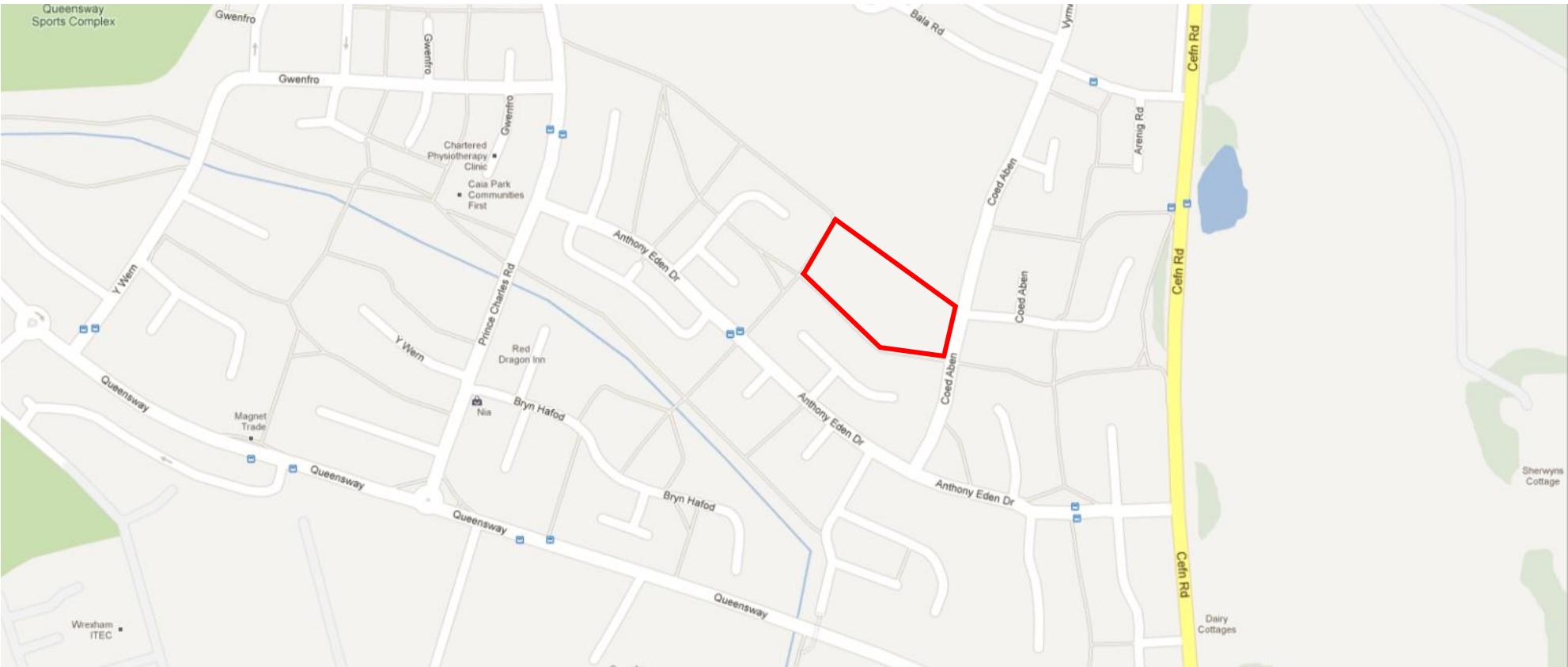
All properties have designated areas to store wheelie bins to allow refuse to be removed by Wrexham Council.

8.4 PARKING

The scheme allows each dwelling off street parking. In this case;

- 1 space per 2P1B flat
- 1 1/2 spaces per 3P2B flat
- 2 spaces per 4P2B/5P3B house
- 3 spaces per 6P4B house

These parking spaces are accessed from the adopted highway serving the site. All spaces are overlooked by at least their own property or are behind a lockable gate to the rear of their house. As the 3P2B flats requires 1 1/2 spaces we have provided a shared visitor space between two flats to avoid conflict. Theses shared spaces also comply with disabled parking bay standards for added flexibility.



8.0 MOVEMENT

DESIGN AND ACCESS STATEMENT
AFFORDABLE HOUSING AT GLAN GORS,
WREXHAM

1
2

1 - 8.0 Local area map showing proximity to local bus stops for the frequent bus service to Wrexham Town Centre

2 - 8.0 Local map showing proximity to Wrexham Town Centre and the A483 allowing good road links to Chester and Oswestry.



9.0 COMMUNITY SAFETY

Introducing housing to the site will help to continue the streetscape along Coed Aben while introduce natural surveillance to the site and onto the playing field. The new foot-path network will offer safe access for pedestrians.

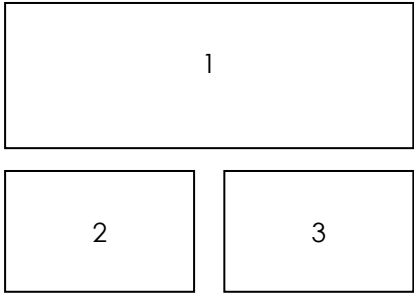
9.1 SECURED BY DESIGN

Security is of paramount importance within the proposed development and methods to prevent crime have been considered from the outset of design. Secured By Design Approval has been sought for the scheme.

9.2 BOUNDARY TREATMENTS

To enclose and protect the site there are a range of proposed boundary treatments. 900 high railings enclose front gardens. 1800 high close boarded timber fence generally to rear/side boundaries. 1200 high close boarded timber fence with 600mm high trellis top to rear party fences. This is also to offer surveillance of parked vehicles to plot No.14 to 17 and No.20 to 21. Please refer to Proposed Housing Mix site plan to see boundary treatments (Drawing ref number - C801.03E). All to Secure by Design approval.

- 1 - 9.2 - Existing boundary treatment between the existing properties and the south footpath
- 2 - 9.2 - View of the site from the playing field to the north
- 3 - 9.2 - 1200mm High timber panel fencing with 600mm high trellis top providing views beyond to parking areas
- 4 - 9.2 - 1800mm High timber panel fencing providing security to rear gardens



9.3 SURVEILLANCE

The development has been designed to allow for sustainable management by ensuring that spaces are overlooked and naturally supervised. The form and layout of the housing helps to provide a sense of enclosure.

10.0 CONSULTATION

Outline Planning Permission has been granted for 17No. residential units on the site back on the 04/05/2010 (Code No WRC P/2010/0216). This scheme provided housing in the form of 3No. four person two bedroom terraced houses, 7No. five person three bedroom semi detached houses and 7No. Six person four bedroom semi detached houses along with the construction of new vehicular and pedestrian access. However this layout (ref-Proposed site layout 6666/L(9)01) was broadly indicative and was not firm as advised in the conditions of the outlined approval.

An initial meeting with the Planning Officer, Sharon Holman was held on the 16th of August 2012 to gain her views on how the scheme could be developed to meet Wrexham County Borough Council Housing Department revised housing mix needs. Continuous discussions with her throughout the design process helped create a holistic scheme that works well with in its environment.

The Highways Department have been consulted about the new location for the access road, its size and position along with the proposal of shared surface area and routes for all new footpaths on site.

Emma Broad, Wrexham's Biodiversity Officer has also been consulted with regards to the sites ecology, especially as there are Great Crested Newts a few hundred meters to the south of the site.

Following discussions with Moray Simpson, Wrexham CBC Arboricultural Officer the tree



1 - 10.0 Photograph of the public consultation held at the Caia Park Partnership, Prince Charles Road, Wrexham.



survey and Landscaping scheme has been updated in line with his comments and now takes into account the removal of Trees 1 to 7 and replacement trees are proposed along the street frontage and down the new access path.

A public consultation meeting was held on the 19th of September 2012. Generally the feedback was very positive and most were impressed with the proposal with 25% wanting an application form. People who attended expressed that housing is needed in this area and outline that it was a great proposal for the community while providing an attractive development. The feedback sheet will be provided with the planning application confirming the level of consultation.

As the site is very exposed on all boundaries we thought it would be important to discuss the scheme with PC Hazel Goss M.B.E, the Secured By Design, Architectural Liaison Officer for the area. All boundary treatments and security issues have been discussed in great depth to make sure that the scheme incorporates robust detailing and a new development which has natural surveillance and defensible space built into its layout.



1 - 10.0 Image of the green amenity space at the west corner of the site showing link path.

2 - 10.0 Image of plots 7 to 11 looking from the playing field showing intimacy and scale of space created.

