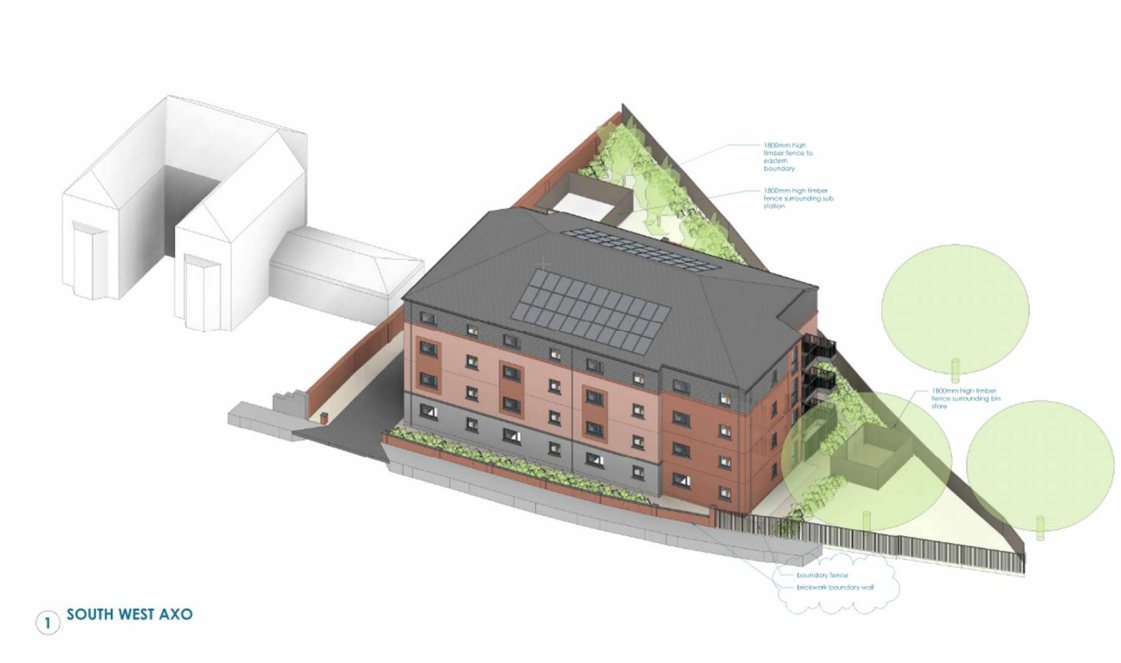
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Design and Access Statement

Proposed Development at 2 Chester Road, Wrexham LL11 2SJ

Date: June 2025

1. Introduction

This Design and Access Statement (DAS) has been prepared in support of a full planning application for the proposed redevelopment of the site at 2 Chester Road, Wrexham. The proposal seeks to deliver 27 one-bedroom social housing apartments, associated landscaping, parking, and site access improvements.

The scheme has been developed by Wales & West Housing and Creu Architecture, with specialist input on landscape, ecology, drainage, flood risk, and arboriculture. The development is aligned with local and national planning policy, including the Wrexham Local Development Plan (LDP2), Planning Policy Wales (Edition 12), and TAN 12: Design.

2. Site Context and Analysis

The site is located at 2 Chester Road (Grid Reference: 333629, 350851), within a predominantly residential and civic character area of Wrexham. The site is previously developed (brownfield), formerly hosting Ebeneser Chapel, and is surrounded by established buildings and tree-lined streets.

Contextual analysis has been informed by the 'Site & Context Analysis Guide' and includes:

- Retention of key views along Chester Road.

- Alignment with neighbouring built forms and scale.

- Respect for topography, mature vegetation, and site features.

3. Design Objectives (TAN 12)

The scheme is guided by the five objectives of good design in TAN 12:

1. Access:

- Pedestrian-first design with DDA-compliant routes.

- Secure and legible access from Chester Road and internal footways.

2. Character:

- Contemporary architecture referencing traditional forms.

- Materials palette includes brick, metalwork and glazed elements.

3. Community Safety:

- Secure by Design principles embedded.

- Natural surveillance, clear boundaries, and defined access points.

4. Environmental Sustainability:

- Passive design, SuDS, and green infrastructure.

- Rain gardens, permeable paving, and high fabric performance.

5. Movement:

- Defined vehicular access points.

- Cycle parking and pedestrian permeability.

4. Use and Amount

- 27 one-bedroom apartments for affordable/social rent.

- Ground floor bike storage, drying areas, and bin stores.

- Provision for accessible and general car parking (9 spaces including 2 accessible bays).

5. Layout and Scale

The layout respects the building line of Chester Road. The massing is concentrated centrally on the site, with landscaped buffers and tree retention zones along the boundaries. The height and scale relate appropriately to adjacent properties.

6. Landscaping and Green Infrastructure

The proposed landscape scheme includes:

- Retained mature trees (including TPO-protected Beech tree).

- Native hedgerows, meadow planting, and ornamental beds.

- Integration of SuDS features such as rain gardens and soakaways.

- Dedicated drying areas and defensible planting to private frontages.

Ecological enhancement includes bat boxes, swift bricks, and wildflower areas as per PEA recommendations.

7. Drainage and Flood Risk

The drainage strategy (Waterco, June 2025) incorporates:

- Full infiltration-based SuDS system.

- Permeable paving and rain gardens.

- Below-ground cellular soakaway with 51m³ capacity.

- Simulated for 1:100 year + 40% CC with no flooding or surcharging.

Flood maps confirm the site is in a 'Low Risk' flood zone for all sources. No FCA is required.

8. Ecology and Arboriculture

Ecological reports confirm:

- Low ecological value site, no roosting bats or protected habitats.

- Enhancements include wildlife planting, bat and bird boxes.

Tree protection is managed via BS5837-compliant fencing and an approved Arboricultural Method Statement. No tree removals are required.

9. Access and Inclusive Design

The development complies with inclusive access standards:

- Level thresholds and wide, well-lit pathways.

- Two accessible parking bays.

- Lift access within the building.

Access routes are legible, secure, and prioritise pedestrians. Cycle stores are integrated.

10. Secure by Design

The layout responds to the principles in the 2025 Secured by Design Residential Guide:

- Active frontages and overlooked routes.

- Secure cycle and refuse storage.

- Defined public and private realms with low fences and hedging.

11. Policy Compliance

The scheme complies with:

- Wrexham LDP2 Policies: SP1, SP6, SP14, SP19.

- Planning Policy Wales (Ed. 12) and TAN 12, TAN 5, and TAN 15.

- Future Wales – The National Plan 2040: Placemaking, well-being, biodiversity and resilience.

12. Conclusion

The proposal represents a sustainable, well-designed redevelopment of a brownfield site, aligned with national and local policy. It delivers high-quality social housing in a highly accessible location, while protecting trees, enhancing biodiversity, managing surface water via SuDS, and achieving a secure, attractive living environment.