



DESIGN AND ACCESS STATEMENT

HOUSING DEVELOPMENT

BERSE ROAD, CAEGO, WREXHAM

JUNE 2024



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PROJECT DIRECTORY

HOUSING DEVELOPMENT

BERSE ROAD, CAEGO, WREXHAM

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CONTENTS:

	Page No:
1.00 BACKGROUND TO THE PROPOSAL	4
2.00 CONTEXT	5
3.00 FACTORS AFFECTING DEVELOPMENT	8
4.00 DESIGN OBJECTIVES	10
5.00 CHARACTER	11
6.00 ENVIRONMENTAL SUSTAINABILITY	13
7.00 ACCESS	15
8.00 MOVEMENT	16
9.00 COMMUNITY SAFETY	17
10.00 CONSULTATION	17

1.00 BACKGROUND TO THE PROPOSAL

1.01 INTRODUCTION

Berse Road is located on the outskirts of Wrexham in a village called Caego, immediately west of the city.

The proposals are for a site located on the edge of the city, immediately adjacent to Berse Road (B5101) and Caego Terrace junction. Adra have identified the need for new homes in Caego.

The proposal has been prepared based on an assessment of the local housing need, the housing allocation outlined in Wrexham's Local Development Plan and the constraints of the site. The development will be built to Lifetime Homes Standards, Welsh Government Development Quality Requirements.

This Design and Access Statement accompanies the Major Application for Full Planning Consent in conjunction with the Planning Application drawings and reports prepared by Ainsley Gommon Architects, Grimster Planning and other consultants for the proposed development.

1.02 VISION STATEMENT

The intended development is driven by the desire to provide local people with well designed, quality new homes for affordable rent in a semi-rural location that are built utilising Modern Methods of Construction (MMC) that will improve energy efficiency and comfort for the residents, whilst also helping to reduce the overall carbon footprint of the development.

The proposed housing mix comprises: 19No 4P2B houses, 13No 5P3B houses, 2No 7P4B, 12No. 2P1B Flats.

The design seeks to make best use of the most positive features of the site, its open and sunny aspect, visual amenity and accessible location adjacent to established residential developments and amenities.

All new homes will be arranged to maximize natural surveillance of public and semi-public spaces and adjacent approaches, while taking advantage of the site's topography and views. The design will be carefully considered to create a positive and varied frontage that provides visual interest and identity.

Manageable private gardens will be provided to each house.



Image 01 - Photograph of the site, looking West across off B5101

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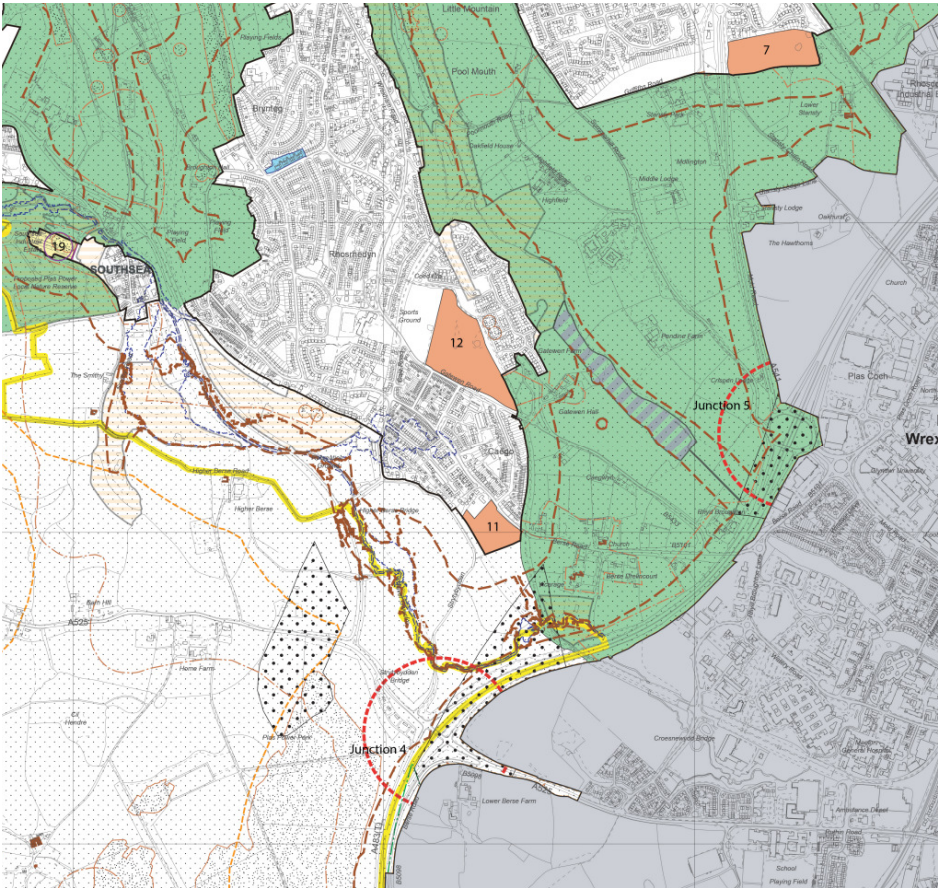
Image 02 - Photograph of the site, looking North West across the site off B5101

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1.00 - BACKGROUND TO THE PROPOSAL

HOUSING DEVELOPMENT

BERSE ROAD, CAEGO, WREXHAM



Caego Terrace

LDP Boundary

Caego Day Nursery

Bangor University Wrexham Campus

Wrexham Maelor Hospital

Ambulance and Fire Services Resource Centre

2.00 CONTEXT

2.01 LOCATION

The scheme is located on the Western edge of Wrexham, in a village called Caego. It is located on Berse Road off the A493 which runs from Chester to Swansea. The site is approximately 3.45 hectares in total with approximately half (1.74 hectares) contained within the allocated LDP area. A watercourse runs along its southernmost boundary. The existing site is gently sloping and largely open grassland with a fragmented hedge line and metal railings fronting onto Berse Road along the northeast boundary.

Located within a more rural part of Wrexham, the site is bounded by two former dis-used railway lines and residential developments on two sides with an open field to the eastern and southern boundary, beyond which the density of the built fabric quickly disperses into open fields and tree lines. The nearest building to the site is a house adjacent to the northern boundary called Grass Glades.

The site is well served by public transport with a bus stop adjacent providing regular services to Minera, Brymbo and Wrexham. The nearest rail link would be Wrexham General approximately 1.2 miles away and provides rail links to Bidston, Holyhead and Birmingham International. A tarmacked footpath runs adjacent to the dismantled railway line just beyond the western boundary.

2.02 PLANNING POLICY WALES

This Design and Access Statement explains the approach to creating a sustainable development through good design in accordance with Planning Policy Wales. This goes beyond aesthetics to include the social, environmental, economic and other aspects of the development.

This Statement also aims to explain how the principles of Inclusive Design referred to in Planning Policy Wales have been incorporated to create a development that will be accessible, provide flexibility in use, and an environment that is convenient and enjoyable to use for the residents while fitting in well to the national topography.

A supporting Planning Statement is also provided by Grimster Planning, which will be submitted in conjunction with the planning application.

2.03 TAN 12 - DESIGN

The development has been designed in accordance with the principles of Technical Advice Note (TAN) 12 - Design. The revised version of TAN 12 - Design was originally published in June 2009 and this Design and Access Statement has been formatted to reflect the revised content of TAN 12 (2016).

The scheme reflects the Planning Policy of Wrexham County Borough Council and Planning Policy Wales — please refer to the Planning Statement supporting this application for further information.

01	02
03	

Image 01 - Map showing Wrexham in relation to A483

Image 02 - Extract from the Local Development Plan (2018), the area of the site intended to be built on is in a zone reserved for housing.

Image 03 - Existing Aerial Photograph of the site outlined in red.

2.00 - CONTEXT

HOUSING DEVELOPMENT

BERSE ROAD, CAEGO, WREXHAM

2.00 CONTEXT

2.04 SITE PHOTOGRAPHS



Houses that overlook the site on Berse Rd



Fragmented hedgerow along Berse Rd boundary



Mature planting along the Site's eastern boundary



Existing site entrance and bus stop, footpath beyond.



Entrance to Caego Terrace estate



Green Glades adjacent to northwest boundary,

2.00 - CONTEXT

HOUSING DEVELOPMENT

BERSE ROAD, CAEGO, WREXHAM



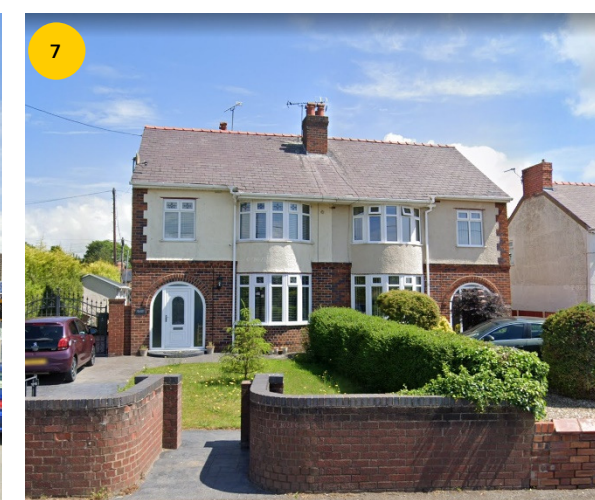
2.00 CONTEXT

2.05 LOCAL CONTEXT

Caego is a small village on the western edge of the city of Wrexham, located close to the Wrexham Maelor Hospital and 1.5 miles from Wrexham city center.

The village has a rich industrial history significance in North Wales as the Wrexham/Minera line used to pass the site. The village is located close to some of the most popular attractions in North Wales with Wrexham being in such close proximity. To the to the West lies the Clywedog Valley Trail, Nant Mill Visitor Centre and Minera Lead Mines. Beyond that the Offa's Dyke National Trail passes through World's End.

1. Immediately opposite and East of the site is a residential street called Caego Terrace.
2. View west from Caego Terrace looking across the site.
3. Wrexham Maelor Hospital, approximately 1 mile from the site
4. Caego day nursery, approximately 300m from the site
5. White rough cast rendered dwellings directly opposite the site on B5101
6. Brick dwellings on Berse Road (B5101)
7. Dwelling in proximity to the site with a half brick and half render façade.



2.00 - CONTEXT

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3.00 FACTORS AFFECTING DEVELOPMENT

3.01 FLOODING

Natural Resources Wales Flood Risk Maps confirms that the flood risk from pluvial and tidal sources is low, but as there is an identified risk of surface water flooding around the watercourse, a Flood Consequence Assessment (FCA) has been prepared by Caulmert (see FCA Report prepared by Caulmert for further information).

3.02 EXISTING GROUND CONDITIONS

Ground investigation and engineer’s reports have been undertaken by Caulmert and have been made available as part of the Planning Application. These include :

- Phase 2 Geo-Environmental Report
- Ground Gas Addendum Report
- Permeability Testing Report

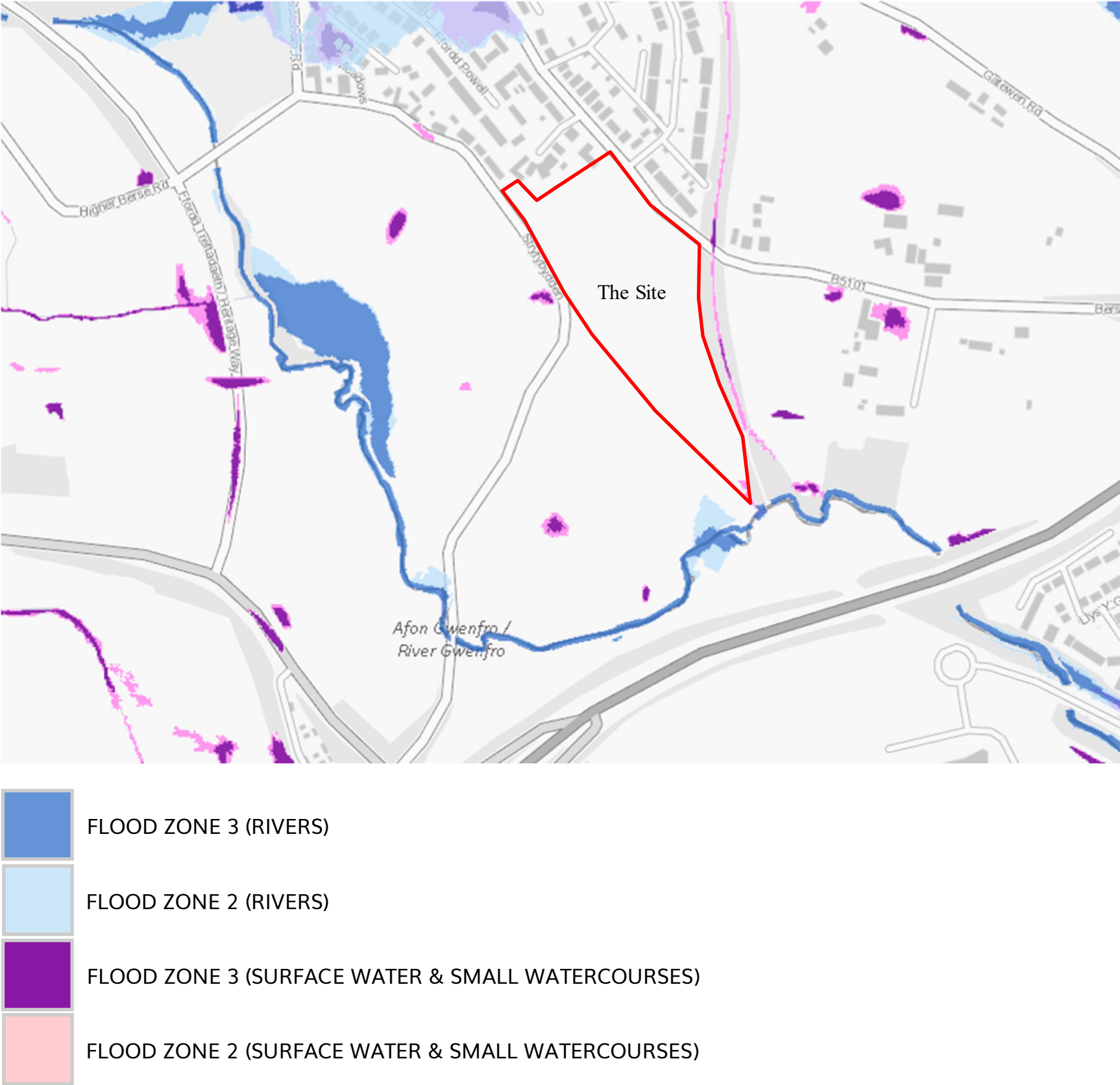
3.04 EXISTING SERVICES

All service utility searches have been sought for the scheme including electricity, gas, waste/ mains water & BT telecom.

3.05 FLOOD RISK - TIDAL, FLUVIAL AND PLUVIAL

The site is shown not to be within a Flood Zone from rivers and the sea in both the Development Advice Map and the Flood Map for Planning that includes climate change information. (Refer to Image from Flood Map for Planning (Natural Resources Wales) illustrating flood risk with climate change).

Project Consulting Engineers Caulmert were instructed to carry out a Flood Consequence Assessment and Drainage Strategy and these are appended to the Planning Application.



3.00 - FACTORS AFFECTING DEVELOPMENT

HOUSING DEVELOPMENT

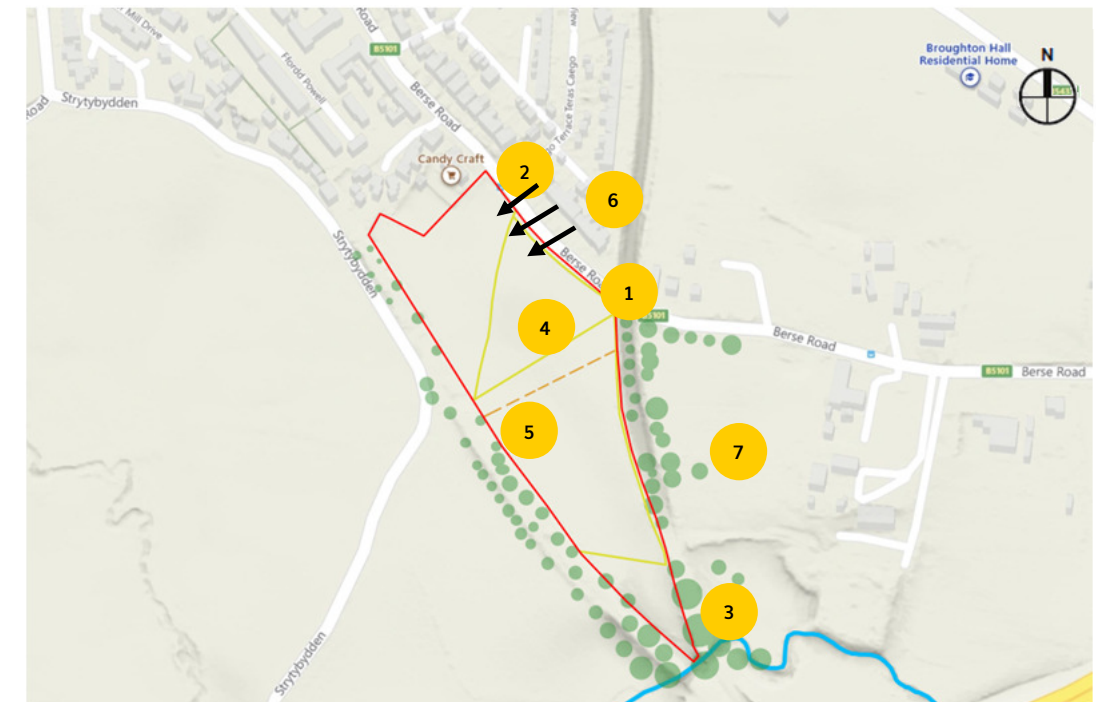
BERSE ROAD, CAEGO, WREXHAM

Image 01 - Image from Flood Map for Planning (Natural Resources Wales) illustrating flood risk with climate change

3.00 FACTORS AFFECTING DEVELOPMENT

3.06 SITE CONSTRAINTS

The site (diagram below) consists mainly of grassland, with small areas of shrub. A hedge frontage (1) to Berse Road characterizes the Eastern boundary and a metal fence follows it in some areas (2). A watercourse (3) just touches the most southern part of the site which falls from North to South towards the watercourse. A public footpath currently bisects the site (4) along with the current LDP (5). The northern and western boundary of the site is currently overlooked by houses (6).



There are a number of easements and topographic features identified crossing the site that provide further constraints, annotated on the survey plan to the left:

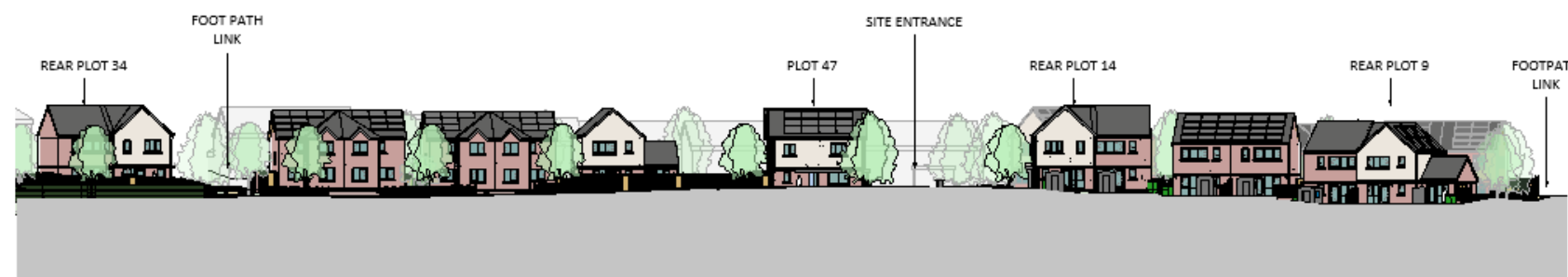
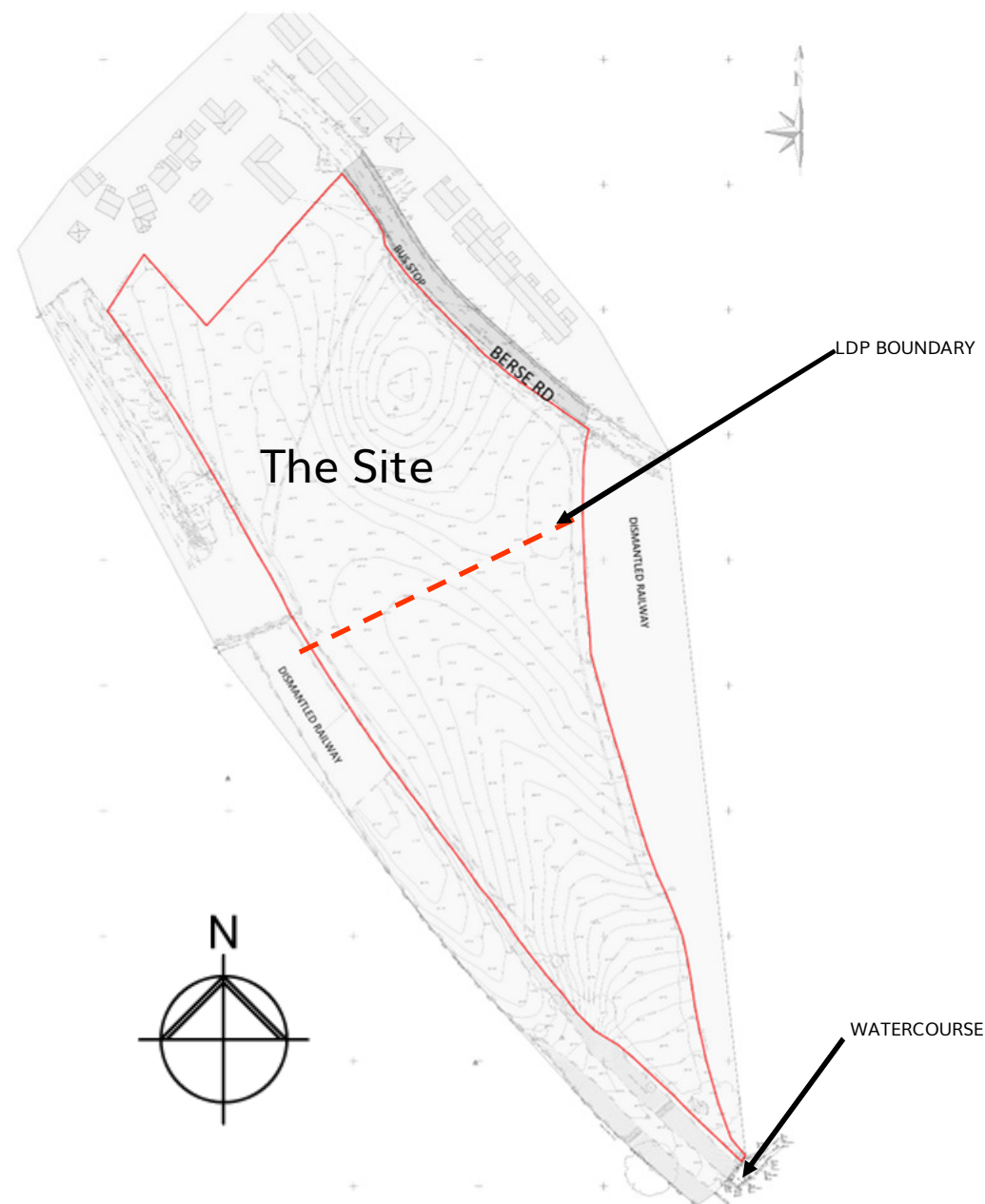
- 14.5m difference between lowest and highest point on the site.
- The defined LDP boundary limit splits the site in two thereby reducing the developable area .
- Watercourse is located beyond the open space area that cannot be developed but the land falls naturally towards that position.

3.00 - FACTORS AFFECTING DEVELOPMENT

HOUSING DEVELOPMENT

BERSE ROAD, CAEGO, WREXHAM

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Image 01 Constraints Plan

02 Image 02 Opportunities Plan

Image 03 - Site Section east/west

4.00 DESIGN OBJECTIVES

4.01 DESIGN CONCEPT AND PRINCIPLES

The proposed development on a greenfield site in Caego, comprises 47 general needs homes to Welsh Government Design Quality Requirements (WDQR21) and Lifetime Homes Standards for future adaptability. The layout takes into account the characteristics of the site on the edge of the city of Wrexham, with a sense of openness, generous public space and permeability, with positive frontages and open aspects looking over roads and public spaces. The design seeks to make best use of the site's most positive features, its open and sunny aspect, visual amenity and accessible location adjacent to established residential developments and amenities.

Taking advantage of the open aspect to the South and West of the site, a perimeter footpath and landscaped amenity space is proposed, wrapping around the development on these two sides. By planting this area with trees and hedges a potential wildlife corridor can be created, providing a sense of identity and place in keeping with the semi-rural surroundings, providing amenity for families, playing children, picnics, dogs and for wildlife to flourish, supporting biodiversity. This landscaped walk is visible and easily accessible from within the new development, enhancing its character and creating a sense of place. The new footpath links through the new housing and back to the main road and also connects to the existing footpath network in the South East corner of the site.

The design has been carefully considered to create a positive and varied frontage with key gables finished in brick with some half render corner units to provide a robust treatment in keeping with the vernacular and all homes are arranged to maximize natural surveillance of public and semi public spaces and their adjacent approaches.

Manageable, secure, private gardens with lockable gates and sheds, enclosed by boundary treatments that will ensure private properties are not overlooked, and parking spaces will be provided to each residence. Hard landscaping features protecting front gardens, supplemented by barrier planting, low walls and paving carefully chosen to provide clear demarcation, will provide legibility and a sense of place with defensible space for residents.

Orientation of the homes has been carefully considered, with living rooms orientated to the south, east or west, whenever possible, to benefit from passive solar gain. The scheme aims to maximise the benefits of natural light, reducing the need for artificial lighting.

4.02 AMOUNT

The development offers the following:

- 19no. 4P2B houses with 2 car parking spaces each
- 13no. 5P3B houses with 2 car parking spaces each
- 2no. 7P4B house with 3 car parking spaces
- 12no. 2P1B apartments with 1 car parking space each
- Visitor parking spaces



Image 01 - Proposed Site Plan

01

4.00 - DESIGN OBJECTIVES

HOUSING DEVELOPMENT

BERSE ROAD, CAEGO, WREXHAM



5.00 CHARACTER

5.01 LAYOUT AND LANDSCAPE DESIGN

The arrangement of dwellings within the scheme reflects a considered approach towards the site condition and context. The development introduces modern housing with exemplary space standards to support local need. An abundance of new landscaped public amenity space will be provided, as described on the previous page, and new planting will increase the biodiversity and ecology of the site. Low maintenance planting to side and front gardens will include barrier planted shrubbery and hedgerows to support wildlife. The proposed arrangement of the dwellings on the site will afford the private gardens morning, midday and afternoon sun depending on orientation. All properties will have associated car parking spaces.

New positive street frontages have been created along Berse Road (B5101) and proposed access road within the site, which has been designed to adoptable standards. Dual aspect properties are located on the corner plots, providing additional security through overlooking and creating elevational interest in key locations. The house types, strong visual elements, boundary railings and edge planting will create a pleasant and varied streetscape with clear plot demarcations.

Private rear gardens facing public space have been minimised in order to enhance security.

5.02 SCALE

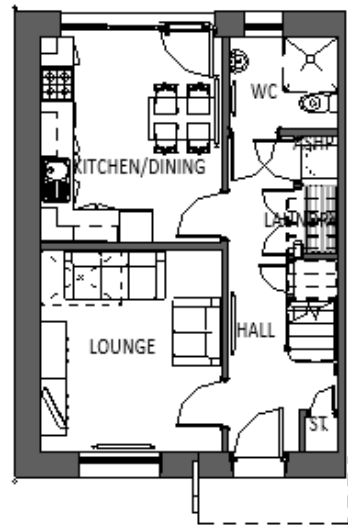
The proposed development is residential in scale, providing a mix of housetypes in varying sizes and groupings, with staggered elevations to help create interest, identity and architectural variety.

The proposed housing mix of 47 no. dwellings comprises:

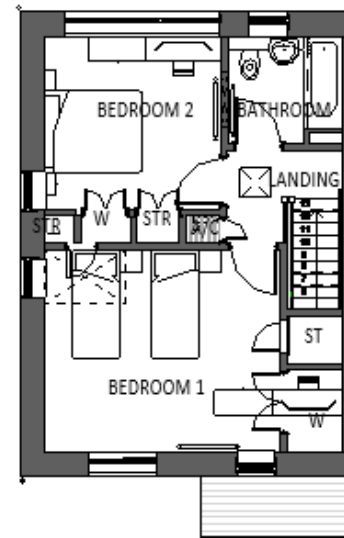
- 19 no. 4 person 2 bedroom houses
- 13 no. 5 person 3 bedroom houses
- 12 no. 2 person 1 bedroom flats
- 2 no. 7 person 4 bedroom house

The arrangement of these dwellings is intended to sensitively address the varying site conditions. Clustered groupings of houses articulate their respective shared semi-public spaces and frame amenity spaces. Dual aspect properties articulate the corners of the scheme and overlook shared spaces, whilst providing positive frontages. The new footpath into the site off the road is located between the northernmost apartment block and dual aspect home helping to make the pedestrian route a welcoming entrance to the site.

Elevational treatments have been designed to be sympathetic to the residential properties in the nearby area, creating interest and variation.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



FRONT ELEVATION

01

Image 01 - 3D View of Plots 46-47

02

Image 02 - Typical 4P2B floor plan and elevation

5.00 - CHARACTER

HOUSING DEVELOPMENT

BERSE ROAD, CAEGO, WREXHAM

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5.04 EXTERNAL SPACES

The layout has been carefully considered to optimise the relationship between the new homes and their surroundings. The new homes have been designed to benefit from passive solar gain and ensure good levels of natural light within the primary living spaces, contributing to the scheme's sustainability credentials. Additionally, either the living rooms or kitchen dining rooms of the houses open onto private gardens, allowing the residents to enjoy the outdoor space and access to external drying areas. All houses have generous gardens with some planted areas to the front looking onto public spaces.

Planting has been provided to public and semi-public spaces to improve the biodiversity on site while also creating interest throughout the year. Off road parking is provided for all properties with level access paths into each home.

For additional information on the public areas of the scheme, please refer to 4.01, Design Concept and Principles.

5.05 SITE ACCESS

The site access has been carefully considered with regard to highway safety and adoption standards with adequate visibility splays provided. The new road off Berse Road (B5101) is 5.5m wide, with sufficient turning radii and 2m wide footpaths.

All parking spaces for the scheme are provided off the proposed road with a suitable number of spaces per property, to help reduce the need to park on the street with further visitor spaces spread across the scheme.

5.05 APPEARANCE

The village of Caego and nearby Wrexham have a distinct local character and appearance - buildings with red brick facades and slate roofs typify the vernacular. These vary in scale, with bungalows, two-storey and three-storey dwellings found in close proximity to the site. Stone cills are also a common feature in the vicinity of the site with render details and facades not being far from the vernacular.

It is proposed that the new residential development will be sympathetic to the typical local character and materiality, maintaining traditional pitched roof forms and domestically scaled fenestration while providing architectural interest through variety within the building forms, materials and detailing.

Proposed external materials (some of which will be provided for approval) are:

- Red brick facades
- Off white render on key facades
- Slate or interlocking reconstituted slate tiles to roofs
- Energy efficient white UPVC double glazed windows.
- Stone cills are used to reflect local details.

The additional proposed features are:

- Bay windows to reflect the local context



Image 01 - Aerial view of site model - viewed from the north east

Image 02– Street scene view within the development

5.00 - CHARACTER

HOUSING DEVELOPMENT

BERSE ROAD, CAEGO, WREXHAM

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Image 01 - View looking south from Berse Road

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Image 02 - Photograph looking at the site from Strytybydden.

6.00 ENVIRONMENTAL SUSTAINABILITY

6.01 LANDSCAPE/TOWNSCAPE SETTING

The site is located close to local amenities and has good public transport links. It is close to a cycleway which runs in sections between Caego and Wrexham. The site is therefore, ideally located for car free recreation and commuter travel.

From the outset the proposed development has been designed to work with the site and its landscape context, with scale and density cues taken from existing groupings of adjacent properties carefully incorporated to complement and improve the existing pattern and form of the area. Landscape features and site topography have influenced the design solutions adopted and the resultant proposals, focussed on shared public space and featuring staggered elevations, variable massing and changes in height create a scheme which gives architectural variety and interest.

The scheme is domestic in scale and appearance and the proposed massing, use of materials and regular fenestration patterns reference and complement the vernacular.

6.02 BIODIVERSITY & LOCAL ENVIRONMENT (Waiting on ecology report)

Currently, the site consists of open grassland, mixed pasture with arable and farm woodland cover and some small areas of shrub. The site is generally enclosed by mature planting to its eastern and southern borders, alongside a fragmented railing and hedgerow to the border of Berse Road. Retention trees will protect the existing biodiversity and ecology. If required an eradication scheme of invasive non native plants will be carried out if any are found on site. The native species of the site and area will inform the detailed landscape proposals that will be provided in due course and submitted for planning approval.

The proposed new development will also have a positive effect on the biodiversity within the local environment by providing new planting areas 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 help mitigate overlooking issues, provide greater privacy and stronger edges to boundaries, and increase site biodiversity and greening. A proposed SuDS feature will provide additional habitat areas as well as decreasing the risk of any future flooding due to climate change.

A landscape scheme has been produced by Land Studio which explains how the shared public amenity space can be developed to enhance the natural diversity including planting of native species hedgerows, trees and planting.

6.00 - ENVIRONMENTAL SUSTAINABILITY

HOUSING DEVELOPMENT

BERSE ROAD, CAEGO, WREXHAM

6.03 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.

Orientation, micro-climate and built form have all been considered to promote 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:

- External elements (walls, floor, roof and windows and doors) to have high thermal properties to reduce heat loss
- Energy efficient heating and hot water systems will be specified within the units.
- Photovoltaic panels to meet the electrical demands of the properties
- 100% low energy light fittings will be used within all the properties.
- External drying areas are provided to help reduce energy usage
- 'A' rated domestic appliances will be specified within the dwellings.

6.04 SUSTAINABLE MATERIALS

Environmentally responsible methods of construction and a palette of sustainable, locally sourced, materials will be chosen wherever possible to produce 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 local economy. The materials have been chosen for their sustainability in reference to the 'BRE' Green Guide to Specification.

6.05 WATER 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.

A Drainage Strategy has been produced by Caulmert Consulting Engineers and dialogue has taken place with Welsh Water, the Local Authority and SAB Approval Body. Water butts will be provided to collect rainwater and reduce the use of potable water for watering garden plants. (Finalised drainage system)

Sustainable Urban Drainage Systems will be considered to avoid overloading the existing infrastructure and subject to dialogue with the SAB approving body.

All kitchens will have internal recycling bins to encourage residents to recycle and minimise their own waste. It is anticipated that removal of standard refuse, recycled and garden waste will be dealt with by Wrexham County Borough Council.

6.07 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 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.



Element	Location	Material	Outline Specification	Green Guide Rating
External Walls	As elevations	Brick		A+
External Walls (feature gables)	As elevations	Render	Through colour render on blockwork cavity wall or high performance timber frame.	A+
External Doors	As elevations	uPVC	High performance	A
Windows	As elevations	uPVC	High performance	A
Pitched Roofs	As elevations	Natural slates	On trussed rafters	A



Image 01 - The new homes will be highly sustainable and residents will be encouraged to minimise resource use and manage waste

Image 02 - Table demonstrating a selection of different materials proposed for use in construction and the desirable aims for BRE Green Guide to Specification rating.

Image 03 - Street Elevation

6.00 - ENVIRONMENTAL SUSTAINABILITY

HOUSING DEVELOPMENT

BERSE ROAD, CAEGO, WREXHAM



01

Image 01 – View of the proposed development from along Eryri Terrace

02

Image 02 - View of turning head at the south of the scheme

7.00 ACCESS

7.01 SITE LOCATION

The proposed site is considered to be in a sustainable location just over a mile from Wrexham General Station, with good public transport allowing potential residents easy access to amenities in the wider area without the use of a car.

A bus stop located next to the proposed development on the B5101 provides regular services to Wrexham and the local area. The residents will be living within walking distance of local amenities and within close proximity to the A483 for commuting to a wider area.

The development is in a prime location with a short walk from the local primary school (Ysgol Penrhyn), secondary school (Ysgol Clywedog), and a day nursery (Caego Day Nursery) allowing the residents to have a positive relationship with the local community. Additionally, the site is very close to Wrexham City centre making it an ideal location for commuting, both to Wrexham and further. There are plenty of walking, running and cycling routes near the site including Moss Valley Country Park.

7.02 INCLUSIVE DESIGN

A primary aim of the scheme is to create a place that is easily accessible to everyone living within the scheme or visiting the new 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 kerbs or low rails.

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

The proposed road has been designed to adoptable standards, complying with Highway Authority guidelines and is able to accommodate emergency vehicle access. Most properties have within curtilage parking or spaces adjacent to the properties, within close proximity to entrances to allow good accessibility.

7.00 - ACCESS

HOUSING DEVELOPMENT

BERSE ROAD, CAEGO, WREXHAM

8.00 MOVEMENT

8.01 INTEGRATION/CONNECTIONS

The village of Caego is well situated with the A483 just off Berse Rd. This is the primary route that links Chester to Swansea.

8.02 TRANSPORT MODES

The site is highly accessible via walking, cycling and public transport. There is a bus stop next to the site, with regular buses running throughout the day to Minera, Brymbo and Wrexham Bus Station, which provides further routes and trains.

A wide range of different transport modes are suitable for both residents and visitors. Local amenities and shops are within walking and cycling distance. The site is within safe and convenient walking distance of the local primary school, Ysgol Penrhyn, secondary school Ysgol Clywedog, and the day nursery.

The site is located close to a cycle route which runs in sections to Wrexham.

8.03 SERVICING

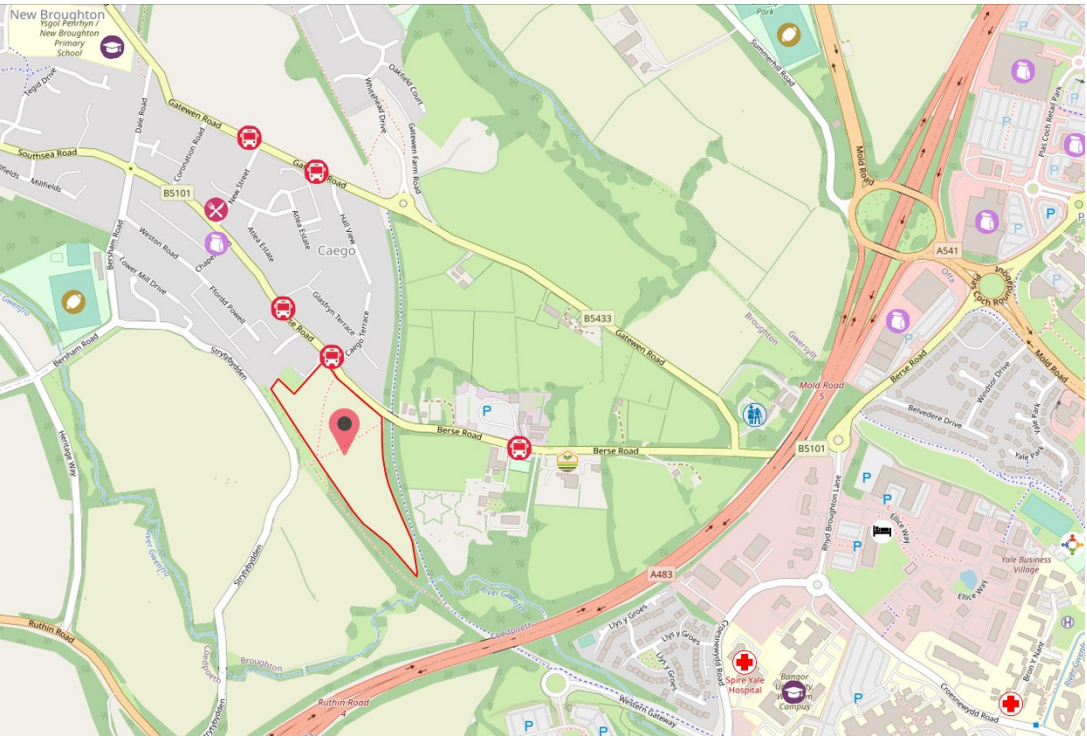
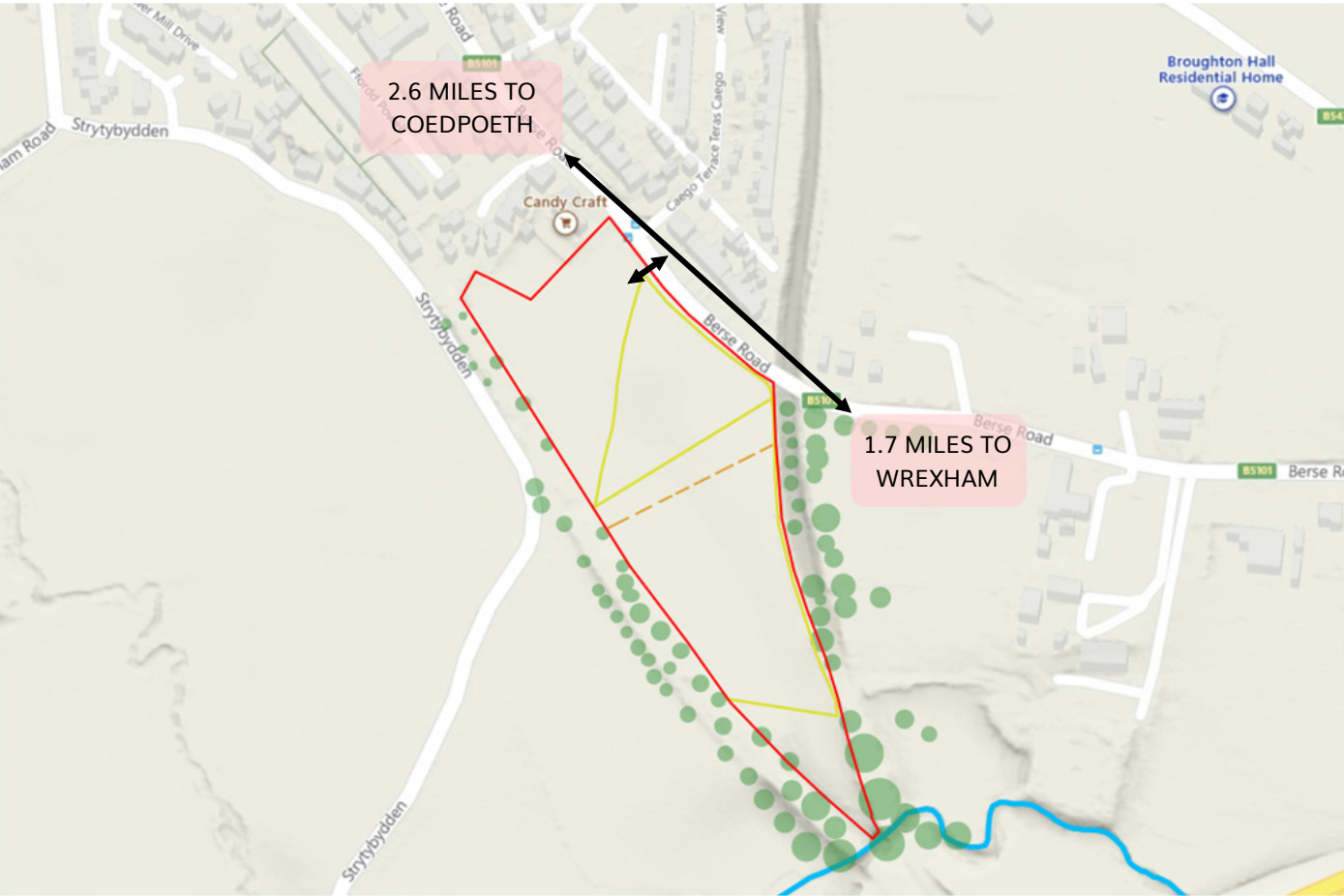
All properties have designated areas to store wheelie bins to allow refuse to be removed by the local council. A post-construction domestic waste management and recycling scheme will be implemented. All kitchens will have internal recycling bins to encourage residents to recycle and minimise their own waste.

8.04 PARKING

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

- 2 spaces per 4P2B house
- 2 spaces per 5P3B house
- 1 space per 2P1B flat
- 3 spaces per 7P4B house

The parking spaces are accessed directly from the adopted highway serving the site. All spaces are overlooked by their own property and neighbours. Some visitor parking is also scattered across the site.



- Community Centre
- Playing Fields
- Educational Facilities
- Hotel
- Hospital
- Bus Stop
- Restaurant
- Care Home
- Garden Centre
- Shop

8.00 - MOVEMENT

HOUSING DEVELOPMENT

BERSE ROAD, CAEGO, WREXHAM

Image 01 - Site area map showing proximity to Porthmadog and Harlech, connected by the A487 and the A496

01

Image 02 - Local map showing proximity to local amenities and transport routes.

02



9.00 COMMUNITY SAFETY

9.01 COMMUNITY

Introducing housing to the site will help to provide much needed affordable accommodation within the area.

9.02 SECURED BY DESIGN & SURVEILLANCE

Security is of paramount importance for the proposed development and methods to prevent crime have been considered from the design's outset.

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.

9.03 BOUNDARY TREATMENTS

A range of proposed boundary treatments ensure the scheme is suitably enclosed and protected

Secure rear garden fences will maintain garden privacy while creating a robust building line. Please refer to Site Plan to see boundary treatments.

10.0 CONSULTATION

10.01 CONSULTATION

As a Major Planning Application, consultation with statutory consultees and local residents will be carried out through the mandatory 28 day Pre-Application Consultation Period. On completion of the consultation period a Pre Application Consultation report will be prepared prior to the Planning Submission to summarise and respond to the consultation responses.



01

Image 01 – 3D view of the development, plots 32 - 38

02

Image 02 – Aerial view from the West

9.00 COMMUNITY SAFETY & 10.0 CONSULTATION

HOUSING DEVELOPMENT

BERSE ROAD, CAEGO, WREXHAM

AINSLEY GOMMON **ARCHITECTS** AG|A