



Design and Access Statement
Land at former Nant Silyn Care Home
PONT WEN, WREXHAM



March 2019

Issue 1



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Document Control

The following statement is the Design and Access Statement for the Full Planning Application for the former Nant Silyn Care Home, Pont Wen, Wrexham.

The document was first issued in March 2019 with the following revisions being made.

Revision	Date	Notes/amendments	Checked by



1.1 Foreword

The following Design and Access Statement is structured in accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2015 and DCLG guidance on information requirement and validation.

The document follows the structure of the CABE guidance “Design and Access Statements—How to write, read and use them” in an effort to demonstrate the design process and how the physical characteristics of the submitted scheme are a response to the physical and socio-economic constraints and opportunities that the development site presents.

1.2 Application

This document supports the full planning application for the land to the former Nant Silyn Care Home, Pont Wen, Wrexham.

The application is for full planning approval, for 14 houses and apartments for the land Nant Silyn, Pont Wen, Wrexham.

The statement should be read in conjunction with all other supporting information that forms this application which includes:

Document	Issued by
Design And Access Statement	JDA
Architectural Drawings	JDA
Flood Consequence Assessment & Drainage	WSP
Phase 1 Site Investigation	ESI Ltd
Ecology - Badger Survey	Marches Ecology
Ecology - Otter Survey	Marches Ecology
Arboricultural Assessment	TGM Arboricultural Consultancy
Ground Investigation Report	Ian Farmer Associates

2.1 Overview

The proposal, for 14 units to the land of the now demolished Care Home at Nant Silyn, Pont Wen, includes a mixture of house types and apartments. The site sits at the bottom of the Pont Wen estate and adjacent to the River Gwenfro.

2.2 Site and Area

The site area is approx. 0.46ha. and has been identified as a potential housing site which will look to address the local social housing need in the borough by delivering 14 homes in partnership with Wrexham County Borough Council

The site is situated on Pont Wen estate, approximately one mile outside of Wrexham town centre, and lies within Wrexham County Borough Council Planning Department jurisdiction.

The site is within a residential area, which includes a mixture of housing sizes, constructed in a range of materials.

The predominant vernacular in the immediate area is traditional, with bungalows, semis and terraces across the Pont Wen estate. The traditional pitched roof properties have been constructed in red and buff brick, with white uPVC windows and over hanging eaves and barges.

To the immediate north of the site lies the river Gwenfro. Whilst across the river, traditional red brick houses are the predominant construction along Benjamin Road.

To the south of the site, along Pont Wen, semi-detached and detached units utilise red and light buff brick. The estate also uses a lot of hard standing landscaping with a large amount of concrete.



Site location plan

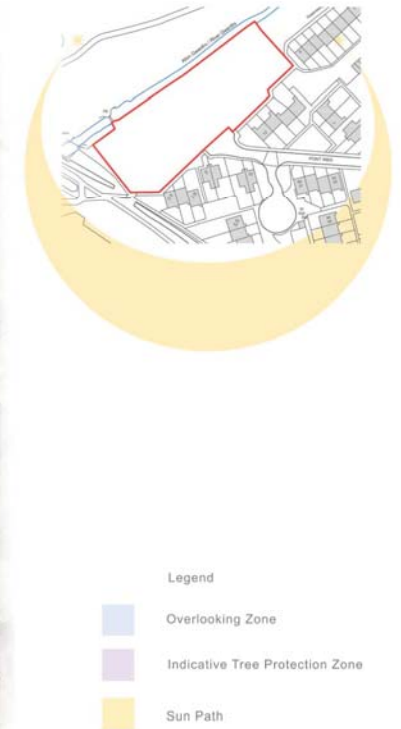
2.3 Constraints, Opportunities and Approach

There are several key issues which lead to constraints and opportunities which inform the design process.

- Considerations regarding acoustics and the use of adjacent sites are to be taken into account when positioning houses.
- A mixture of house types and tenures will cater for local and market needs.
- Proposed housing design and materials will have to reference and respond to the local vernacular.
- The topography of the site will have to be taken into consideration when proposing access and drainage solutions.



Site Constraints Plan



2.4 Context Photos

The images opposite display the proposal site and its surrounding area. (Clockwise from top left).

- View towards site from south
- View of site from southern boundary
- View of site looking towards north east
- View of site from Queensway Terrace

(Images from Google Street View)

Note: Existing care home has now been demolished





2.5 Planning History

An application for Prior Notification of Proposed Demolition was submitted to Wrexham CBC in February 2018 (case number P/2018/0084). The former care home has now been demolished.

A public consultation for the proposed development was undertaken on the 17th July 2018. The proposals were generally well received and welcomed by local residents. Residents noted that the footpath between Nant Silyn and Queensway Terrace is currently blocked up, noting problems with antisocial behaviour in the area and requesting that it remains closed.

2.6 Planning Policy Review

The policy documents of particular reference for this proposal are the National Planning Policy Framework (NPPF) (2012), Planning Policy Wales Edition 10, the Technical Advice Notes and the Wrexham Unitary Development Plan.

The NPPF includes guidelines on delivery of a wide choice of high quality homes (paras 47 to 55), requiring good design (paras 56 to 68) and ensuring the vitality of town centres (paras 23 to 27).

Particular reference has been made to Local Planning Guidance Notes 10, 16, and 21.

2.7 Report and Surveys

The following reports and surveys have been completed to inform the design process, and are attached to this application.

- Flood Consequence Assessment
- Badger Survey
- Otter Survey
- Invasive Species Method Statement - Japanese Knott Weed
- Arboricultural Impact Assessment

2.9 Assessment

The Site and Context chapter of this Design and Access Statement has shown the suitability of the site for development.

2.8 Flood Risk

Natural Resources Wales Development Advice Map clearly identifies the existing site as falling outside of Zone C2 (blue). There is a very small area to the west of the site that is defined as falling within Zone B (yellow). In essence this is suggesting that the site is outside of the 1 in 1000year (0.1% annual exceedance probability) floodplain.

There is currently a medium (1 in 100 year) to low (1 in 1000 year) risk associated with surface water flooding to portions of the site (see map 2), this will be addressed in the site layout and drainage scheme.

Due to the sites proximity to the Gwenfro, the proposed development will incorporate flood resilient construction to minimise the impact of any future flooding that the likely impact of climate change could bring.

The Gwenfro is a designated “main” river at the proposed development location. Whilst the proposals do allow for a buffer between the development and the river, discussions with NRW will take place to gain prior consent for works within the required 8m easement.

A full Flood Risk Assessment is provided by WSP.



Development Advice Map 1



Development Advice Map 2 - Surface Water



3.1 Pre-application Advice

Proposals have already been put to Wrexham County Borough Council for pre-application advice, in November 2018, (Ref: **ENQ/2018/0198**) with a formal response being offered in email format.

The following areas were addressed in the correspondence:

- Trees

Parking proposals were addressed to allow for the maple tree to the south west boundary to be retained. Additional 'off-site' planting, to mitigate the loss of any removed trees, is to be confirmed by the council.

An arboricultural impact assessment and tree constraints plan is required to ensure that the retained trees along the western boundary will not affect the proposals e.g. crown dominance, excessive shading, increased maintenance costs etc

- Ecology

It was noted that there is currently a presence of badgers on the site. A mitigation plan will be required, and the survey should determine the type of sett, its linkages to others, its linkages to any feeding grounds and if specific routes will need to be left unobstructed in the proposed development.

The Japanese knotweed on site has reduced but will probably need at least one further year of treatment, this detail will be required in an invasive species method statement.

The proposed riverside corridor is sufficient for otters, a method of preventing tipping (including green waste) from back gardens into the river needs to be agreed.

- Highways

The highways officer noted that individual parking spaces were to be a minimum of 4.8 x 2.4m. Driveways between houses to be 6.4m wide and 6m behind parking bays.

The current turning head was suggested to encourage the general public to turn in development. As such it was noted that it could be removed.

The current proposals suggest amendments to the existing highway at the site entrance boundary. Proposals for the remaining highway to be confirmed in full planning application submission.

- Flooding

See section 2.8 Flood Risk

3.2 Evaluation

Invaluable feedback was gained from discussions with the planning department, with the proposals being positively received.

3.3 Design Evolution

Following the Pre Application advice received aspects of the scheme were addressed.

The images opposite show the cohesive primary sketch for the site, submitted for comment in November 2018, and the final proposed layout.

Aspects of the layout which were addressed included:

- Sense of identity - the layout has been designed to be site specific by responding directly to onsite constraints and opportunities.
- Softer internal road network - following comments from WCBC Highways the turning head has been removed and replaced with a softer private access road. Parking has also been addressed to allow for two existing maple trees to be retained.
- Local Vernacular - House types have drawn inspiration from the local vernacular, with a view to tie the development into its surroundings.
- A wide range of envisaged housing - Housing design aims to meet a wide range of accommodation needs. This diversity is then reflected in street scenes and layout adding interest. The second bungalow was removed following discussions with the client.



Initial Pre Application Proposed Site Layout - Submitted October 2018



Proposed Site Plan

3.3 Design Evolution

Below are early sketches of house type development which drew inspiration from local vernacular.



Street Scene - House type development

4.1 Use

The proposal looks to deliver 14 residential units in partnership with Wrexham Council.

The housing stock in Pont Wen is predominantly suburban bungalows or two-storey mews, semi-detached or terraced dwellings, with the proposal aiming to successfully fit in with and enhance the current mix of dwellings.

4.2 Amount

The proposal is to consist of 14 units with the following distribution between unit sizes:

- 57% 1 Beds 2 Person Apartments - Total 8 units
- 7% 1Bed 2 Person Unit—Total 1 units
- 7% 2 Bed 3 Person Units - Total 1 units
- 29% 2 Bed 4 Person Units - Total 4 units

4.3 Density

The overall site is 0.46ha with a proposed 14 units, this is a density of 30 units per ha.

4.4 Scale

The proposed buildings will be two storey, with the exception of the two bungalows to the rear of the site.



Proposed Site Plan (Not to scale)

5.1 Layout

As displayed in the Design Evolution (section 3.3), the layout has been amended throughout the design process in order to optimise residential provision and generally enhance the design to provide a coherent legible scheme.

The layout also considers the height and massing of the scheme due to the varying topography of the adjacent houses.

This singular access and egress to and from the site will have the effect of seclusion and privacy for the residents. Rear gardens are enclosed within housing parcels and boundary fences to delineate the definition between public and private space.

5.2 Character, Street Scene and Appearance

In both developing a suite of bespoke housetypes and a sympathetic site layout that responds to its environment, it is hoped that the scheme will fit seamlessly into the locality and positively benefit Pont Wen.

In line with Wrexham County Borough Council design guidance and the surrounding precedent, brick and concrete interlocking tiles are used to work with the existing neighbouring buildings and seamlessly link the new and old developments whilst creating a sense of place.

5.3 Landscape

The layout has been designed to minimise impact on any trees being retained within the development. These existing trees will be supplemented with additional plant life within the development, including shrubs to front gardens.

Rear gardens will have laid grass and hardstanding surfaces suitable for refuse and recycling bin storage.



Tree Constraints Plan, TGM Arbocultural Consultancy (Not to scale)

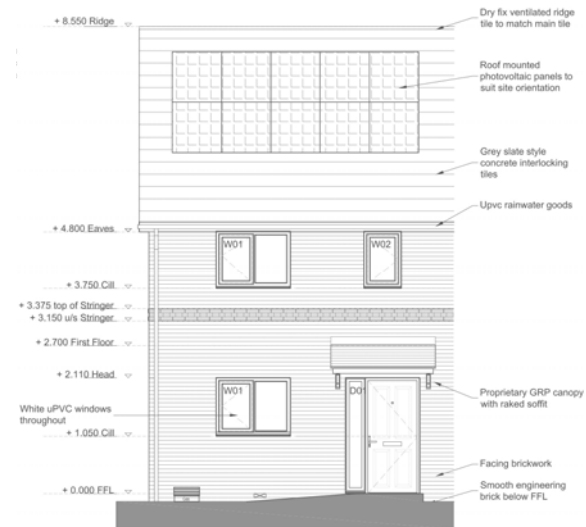
5.4 Key Building Elements and Materials

The selected building materials are listed below. These have been chosen based on the proposed use and adhere to required specifications and standards of the industry. Examples of both local vernacular and proposed housetypes are shown opposite.

- Concrete interlocking roof tiles
- Facing brick to elevations
- Overhanging eaves and barges
- Black rainwater goods
- White window frames

5.5 Secured by Design

The development will be undertaken subject to local security standards and national guidance to reduce the opportunity for crime and the fear of crime, creating safer, more secure and sustainable environments.



Surrounding Built Environment /
Materials

Elevations of proposed units: 2 Bed Semi and 2 Bed Bungalow



6.1 Transport Assessment

This is a summary of the accessibility of the proposed site, which considers movement and mobility options via existing transport modes.

6.2 Walking and Cycling

There are local facilities and services accessible within a short walk or cycle. Within immediate proximity of the site there are convenience shops, a large sports complex, hair salon, pub and takeaway, restaurant. Farmfoods is located approx. 0.5 miles from the site with a large Tesco extra 0.8 miles from the site. The Eagles Meadow Shopping Centre is within 0.9 miles of the site.

6.3 Public Transport

Its transport links are strong, served by a bus stop where the Pont Wen estate meets Whitegate Road. From here there are regular buses operating to Wrexham centre (no7) or Gatewen (noPC2).

Additionally, Wrexham Central rail station is approx. 1.4 miles north west of the site (approx. 20 minutes by walking).

6.4 Cars

Whilst the site has strong public transport links and active transport options, for householders who require long-distance connectivity for work or other purposes the site has a good road connectivity. The A525 is accessible within approx. 0.4 miles.

6.5 Access Equality and Inclusivity

Jennings Design Associates are fully committed to a policy of equality, inclusion and accessibility.

This commitment ensures that all practical steps have been taken to put inclusive design at its heart and it should be the intention of any further design development to achieve a higher standard than the acceptable minimum levels set out by the Building Regulations.

Through the preparation of this Design and Access Statement, the following design guidance has been followed:



Approved Document M	BS 8300 (2001)
Disability Discrimination October 1995	Planning and Access for the Disabled
Building Bulletins	

Key access issues of Design and Planning Stage will include:

Internal Environment	Approach to the site
Entrance	Pedestrian Appraisal

6.6 Access and Movement

Access and movement has been considered throughout the design process, with the aim of providing a safe and comfortable environment for all people moving around the site.

Vehicular access to the site will be via the existing access point on the Pont Wen estate, to the south boundary of the site, with a private drive serving the development.

All of the units have private drives suitable for car parking and pedestrian access, while car parking provision for the 1Bed apartments is located to the front of the apartment building.

The one bed apartments will be accessed from the southern side of the building. Each ground floor unit will also have front door access or an exit through patio doors into a private patio and garden space. Inside the building, disabled access to the first floor will be available via a centrally located lift.



Aerial view of the area surrounding the former Nant Silyn Care Home, featuring the approximate proposed site outline in red.



Proposed Site Plan indicating the main access point



7.1 Other considerations for future design

The Design Team are committed to implementing the highest standard of design and specification and any future design development should also look to ensure best practice.

7.2 Conclusions

The proposed masterplan has been developed to ensure that all constraints and opportunities have been addressed and the final design provides a legible and coherent development.

Following the receipt of the Pre Application advice from WCBC the team has worked to address the initial comments to provide a successful scheme.

The units themselves look to deliver 14 high quality homes with a mix suitable for the local need. With this in mind, we feel the scheme is both successful and will deliver homes of real quality.

If you have any further queries, please don't hesitate to get in contact with JDA Architects.





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