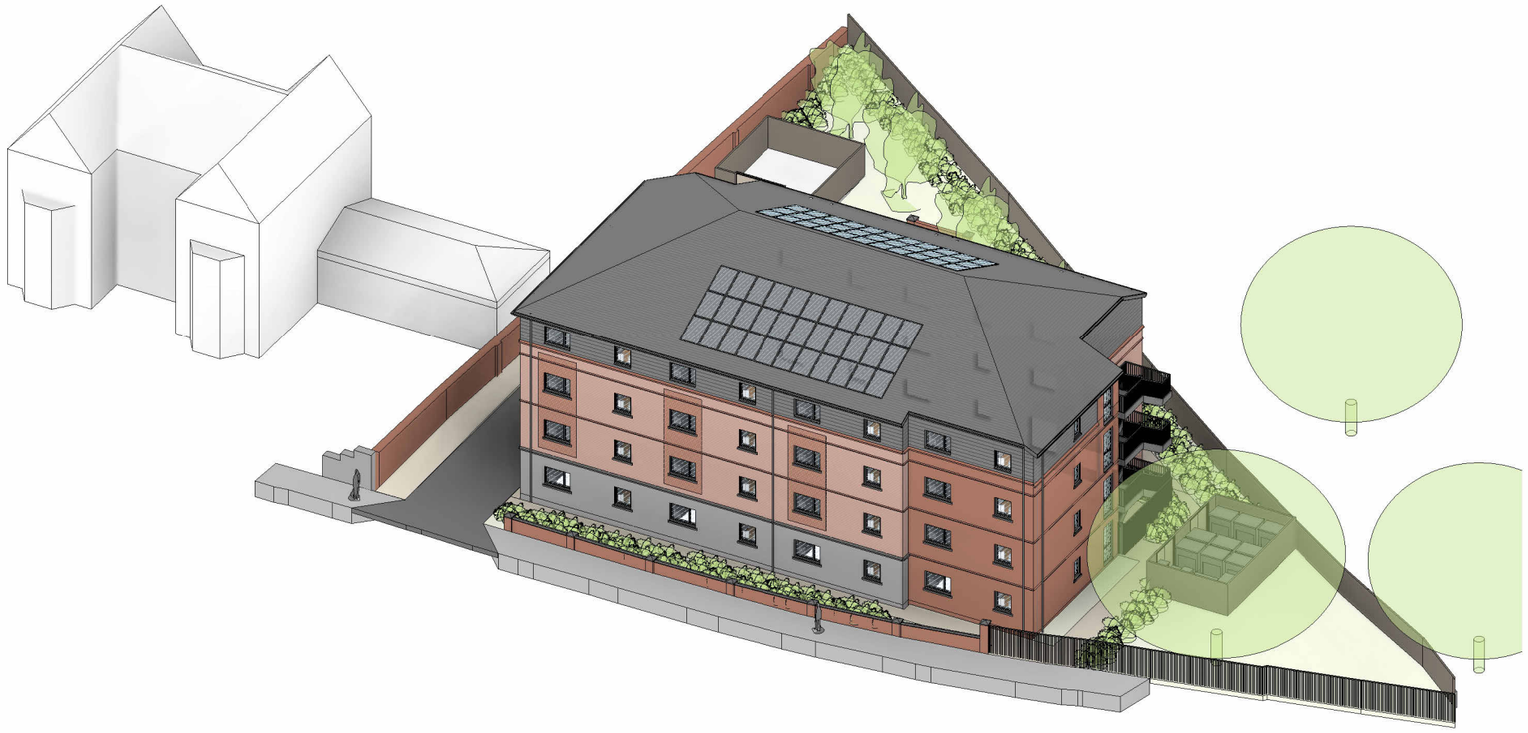
Project: 2 CHESTER STREET, WREXHAM



Revision	Description	Date of Revision	Issued by
B	shared for planning	2026.05.13	AJR
A	site analysis and options diagrams added	2025.06.25	AJR

Project No C527 **Drawing No** DAS00 **Revision** B

Scale@A1:

Date: 2025.06.25

Project: 2 CHESTER STREET, WREXHAM

Sheet name: DESIGN AND ACCESS STATEMENT

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DAS12	PLANNING CONTEXT
DAS13	SURROUNDING LAND AND BUILDING USE
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DAS15	MOVEMENT, INFRASTRUCTURE AND PUBLIC TRANSPORT
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DAS17	URBAN FORM
DAS18	BUILDING CHARACTER AND TRADITIONS
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DAS31	PROPOSED OPTION 02 INC. SWOT ANALYSIS
DAS32	PROPOSED OPTION 03 INC. SWOT ANALYSIS
DAS33	PROPOSED OPTION 04 INC. SWOT ANALYSIS
DAS34	ELEVATION AND MASSING

200
100
50
10mm

13/05/2026 11:19:03

cartref workstage 3

for construction
for approval
for discussion
drawing status

Revision	Description	Date of Revision	Issued by
A	site analysis and options diagrams added	2025.06.25	AJR

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Project name C527 **Drawing No** DAS01 **Revision** A

Project: 2 CHESTER STREET, WREXHAM

Sheet name: DESIGN AND ACCESS STATEMENT CONTENT

Date: 2025.06.25

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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.

200
100
50
10mm

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cartref workstage 3

Project: 2 CHESTER STREET, WREXHAM
Sheet name: DESIGN AND ACCESS STATEMENT 01
Date: 2025.06.25
Revision A
Drawing No DAS02
Project name C527

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Revision	Description	Date of Revision	Issued by
A	site analysis and options diagrams added	2025.06.25	AJR

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.

200
100
50
10mm

13/05/2026 11:19:03

cartref workstage 3

Project: 2 CHESTER STREET, WREXHAM
Sheet name: DESIGN AND ACCESS STATEMENT 02
Date: 2025.06.25
Project name C527 **Drawing No** DAS03 **Revision** A

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for approval
for discussion
drawing status

Revision	Description	Date of Revision	Issued by
A	site analysis and options diagrams added	2025.06.25	AJR

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10mm 50 100 200

APPENDIX A - SITE & CONTEXT ANALYSIS AND OPTIONS

Workstage 3

drawing status
- for construction
- for approval
- for discussion

Revision	Description	Date of Revision	Issued by
A	site analysis and options diagrams added	2025.06.25	AJR

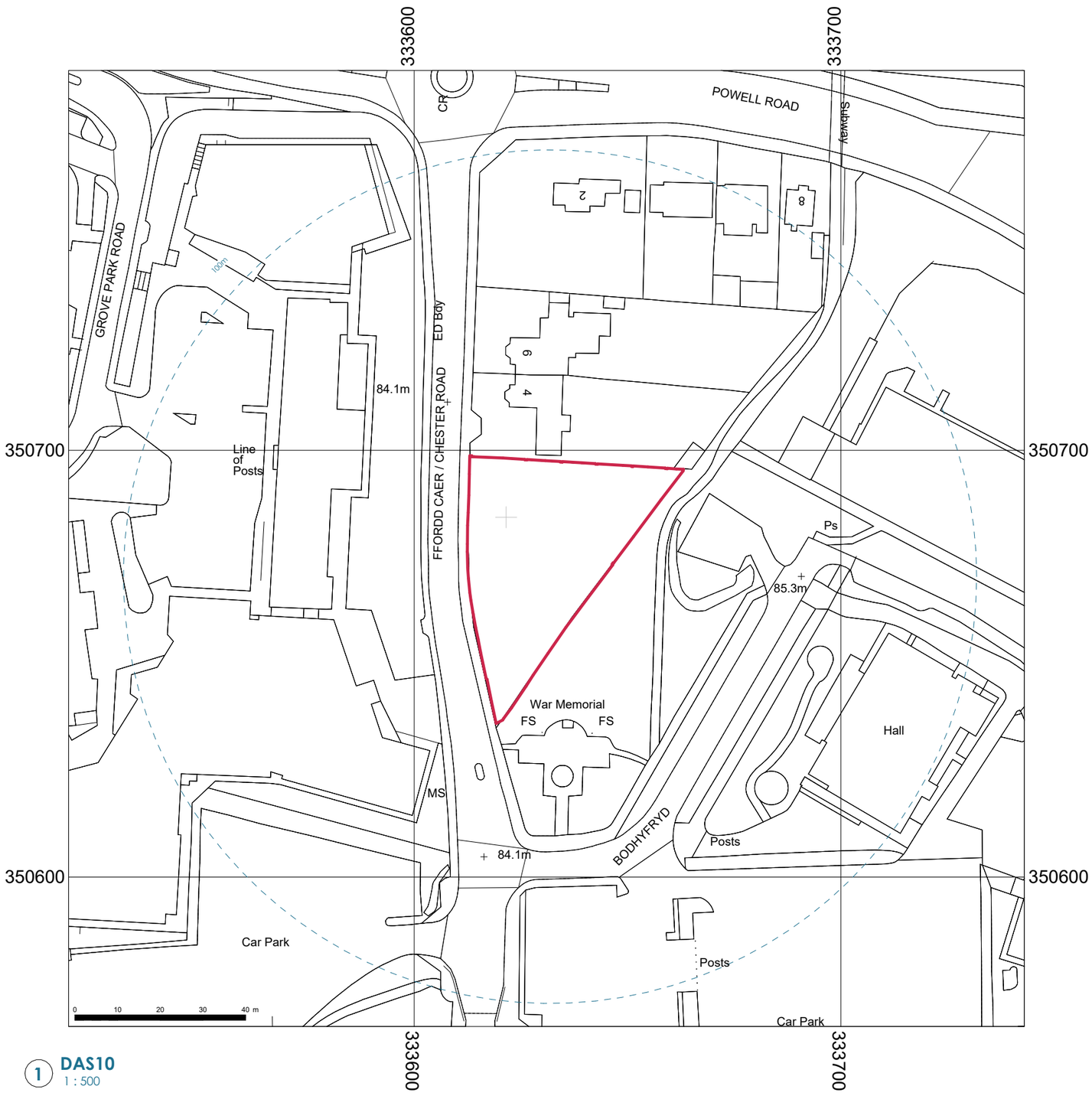
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Project name C527 **Drawing No** DAS09 **Revision** A **Scale@A1:** **Date:** 2025.06.25

Project: 2 CHESTER STREET, WREXHAM

Sheet name: APPENDIX A - SITE ANALYSIS & CONTEXT AND OPTIONS

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site boundary

1 **DAS10**
1 : 500

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cartref workstage 3

for construction
for approval
for discussion
drawing status

Revision	Description	Date of Revision	Issued by
A	site analysis and options diagrams added	2025.06.25	AJR

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Project name C527 **Drawing No** DAS10 **Revision** A

Project: 2 CHESTER STREET, WREXHAM

Sheet name: SITE LOCATION

Date: 2025.06.25

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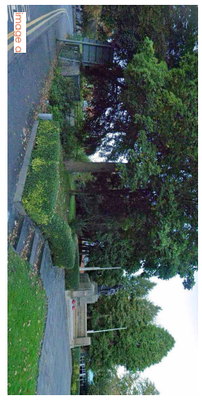
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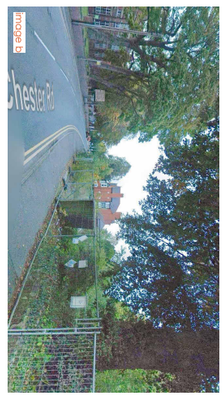
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Cartref

workstage 3

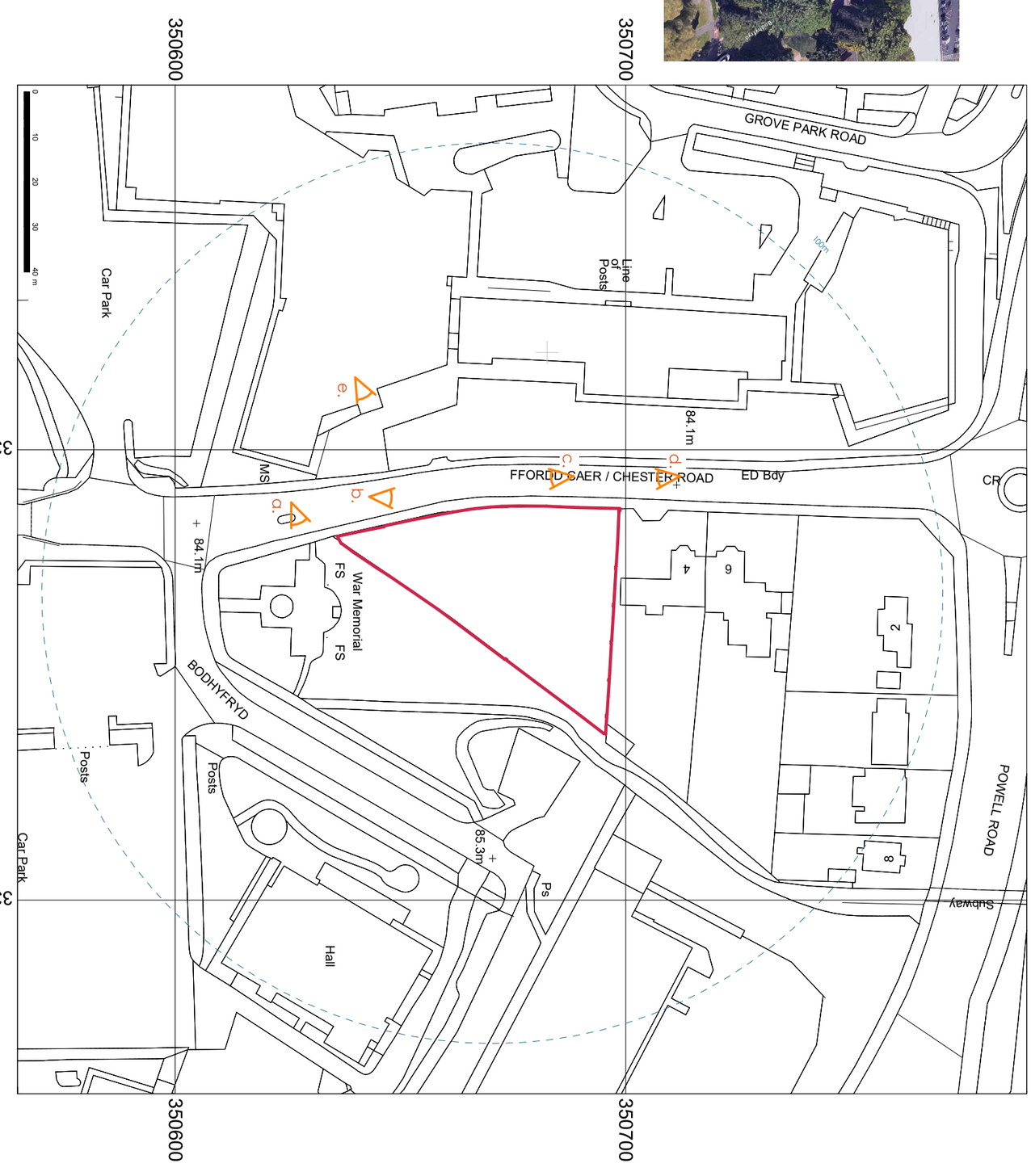












for construction
for approval
for discussion
drawing status

Revision	Description	Date of Revision	Issued by
A	site analysis and options diagrams added	2025.06.25	AJR

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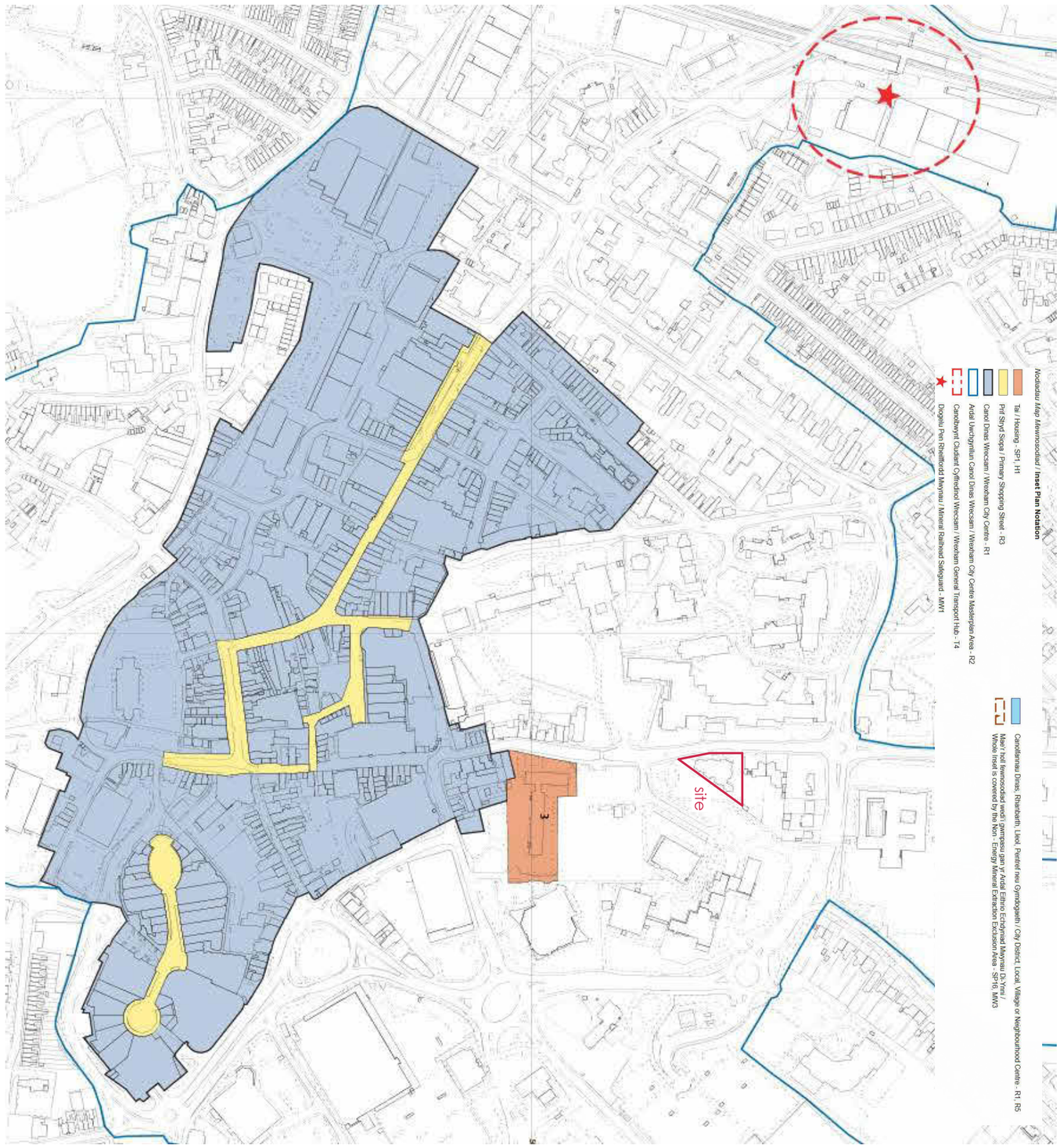
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Project: 2 CHESTER STREET, WREXHAM
Sheet name: SITE EXISTING PHOTOS

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10mm 50 100 200



Modelydau Map Mewnosodiad / **Inset Plan Notation**

Tai / Housing - SP1 - H1

Prif Stryd Siopa / Primary Shopping Street - R3

Canol Dinas Wrecsam / Wrexham City Centre - R1

Ardal Llechyntilan Canol Dinas Wrecsam / Wrexham City Centre Masterplan Area - R2

Canolbwynt Cludiant Cyffredinol Wrecsam / Wrexham General Transport Hub - T4

Diogelu Pen Rheilffordd Mwynau / Mineral Railhead Safeguard - MW1

Canolfannau Dinas, Rhanbarth, Lleol, Pentref neu Gymdogaeth / City District, Local, Village or Neighbourhood Centre - R1 R5

Mae'r hanner hanesyddol (wedi'i gynnwys rhan yr Ardal Eithrio Ecsbriniad Mwynau) Dy Ynni / Whole Inset is covered by the Non - Energy Mineral Extraction Exclusion Area - SP16, MW3

drawing status
- for construction
- for approval
- for discussion

Revision	Description	Date of Revision	Issued by
A	site analysis and options diagrams added	2025.06.25	AJR

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Project name C527 **Drawing No** DAS12 **Revision** A **Date:** 2025.06.25

Project: 2 CHESTER STREET, WREXHAM

Sheet name: PLANNING CONTEXT

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Cartref workstage 3

- shops, financial and proffesional services, resteraunt and cafe's, drinking establishments, hot food takeaways
- business, offices, research and development, industrial processes, general industrial, storage and distribution
- hotels, residential institutions, dwellinghouses
- non residential institutions, assembly and leisure
- site boundary

SURROUNDING LAND AND BULDING USE
1 : 2000



Revision	Description	Date of Revision	Issued by
A	site analysis and options diagrams added	2025.06.25	AJR

drawing status: for construction / for approval / for discussion

Project name C527 **Drawing No** DAS13 **Revision** A

Project: 2 CHESTER STREET, WREXHAM **Date:** 2025.06.25 **Sheet name:** SURROUNDING LAND AND BUILDING USE

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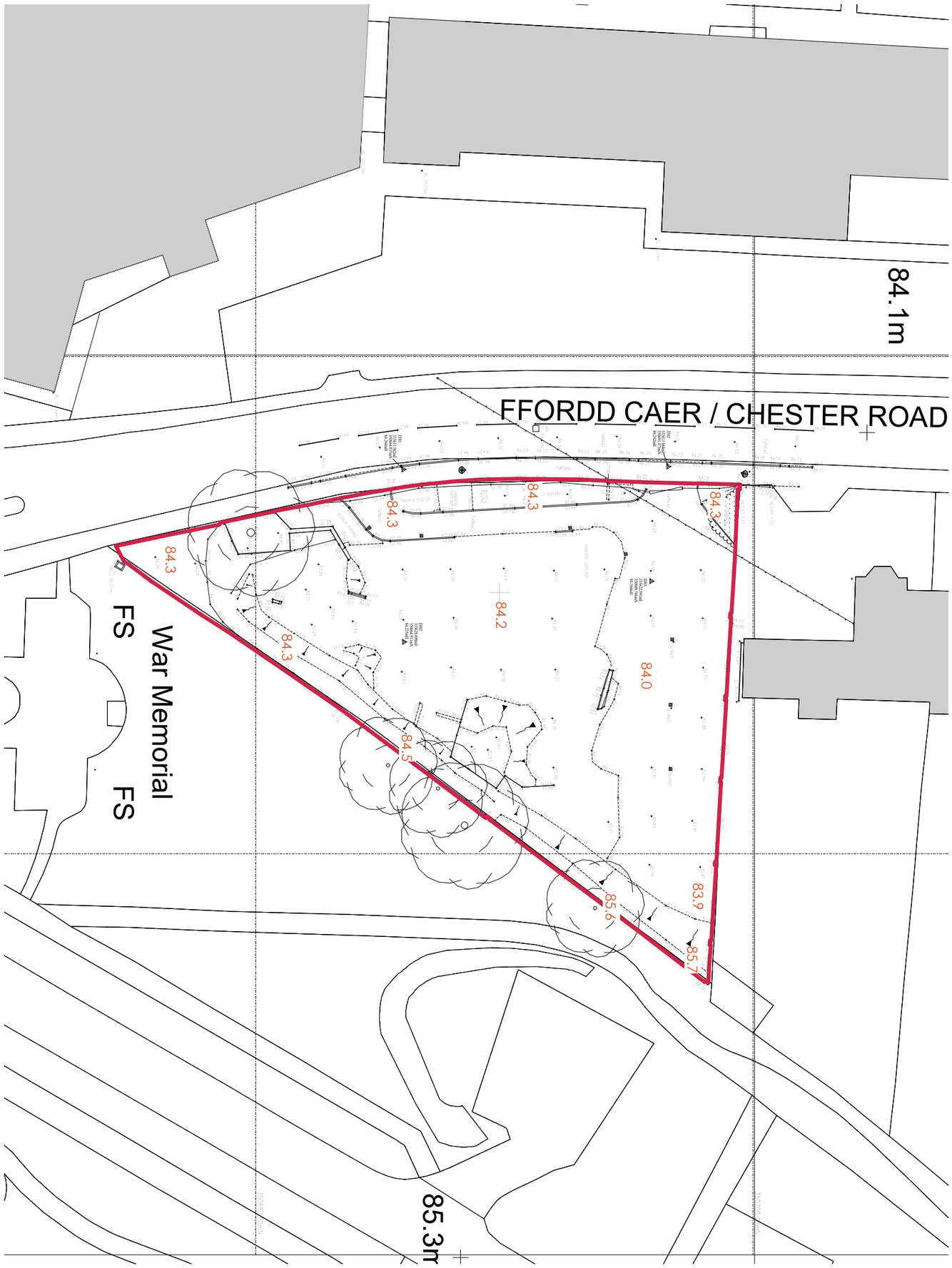
cartref workstage 3

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13/05/2026 11:19:06

10mm 50 100 200

north



drawing status

- for construction
- for approval
- for discussion

Revision	Description	Date of Revision	Issued by
E	site analysis and options diagrams added	2025.06.25	AJR
D	shared for approval	2025.05.30	AJR
C	revised and issued for comment/ review	2025.04.14	AJR
B	revised following client meeting	2025.01.29	AJR
A	issued for discussion	2024.12.20	AJR

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Project name C527 **Drawing No** DAS14 **Revision** E

Scale@A1: 1 : 200 **Date:** 2025.06.25

Project: 2 CHESTER STREET, WREXHAM

Sheet name: TOPOGRAPHY

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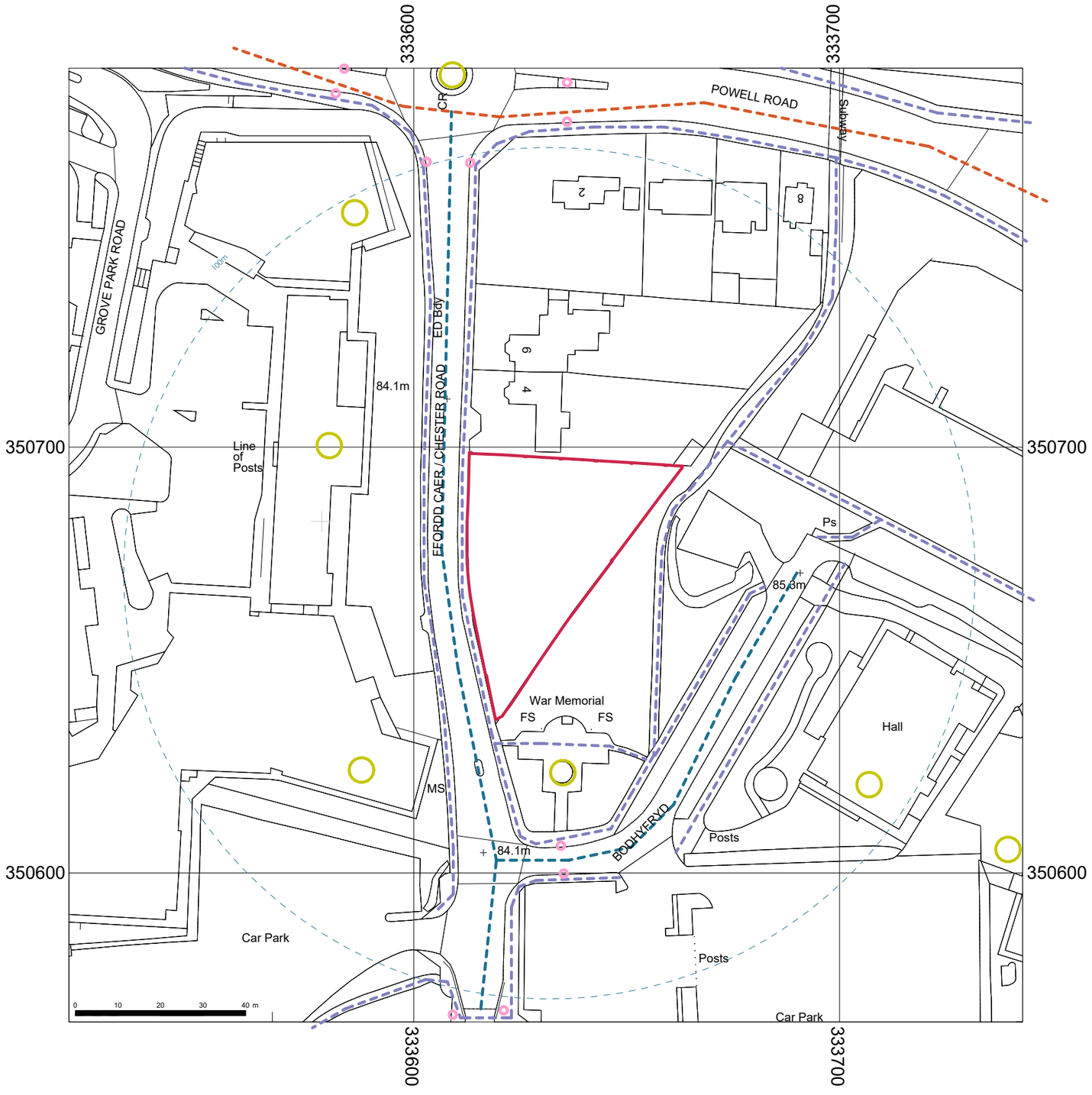
Cartref

workstage 3

site boundary
primary road
non primary road
pedestrian route
pedestrian crossing
node
bus stops

DAS_MOVEMENT AND INFRASTRUCTURE
1 : 3000

wrexham bus station
approx 300m west of site



13/05/2026 11:19:06

cartref workstage 3

for construction
for approval
for discussion
drawing status

Revision	Description	Date of Revision	Issued by
A	site analysis and options diagrams added	2025.06.25	AJR

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Project name C527 **Drawing No** DAS15 **Revision** A

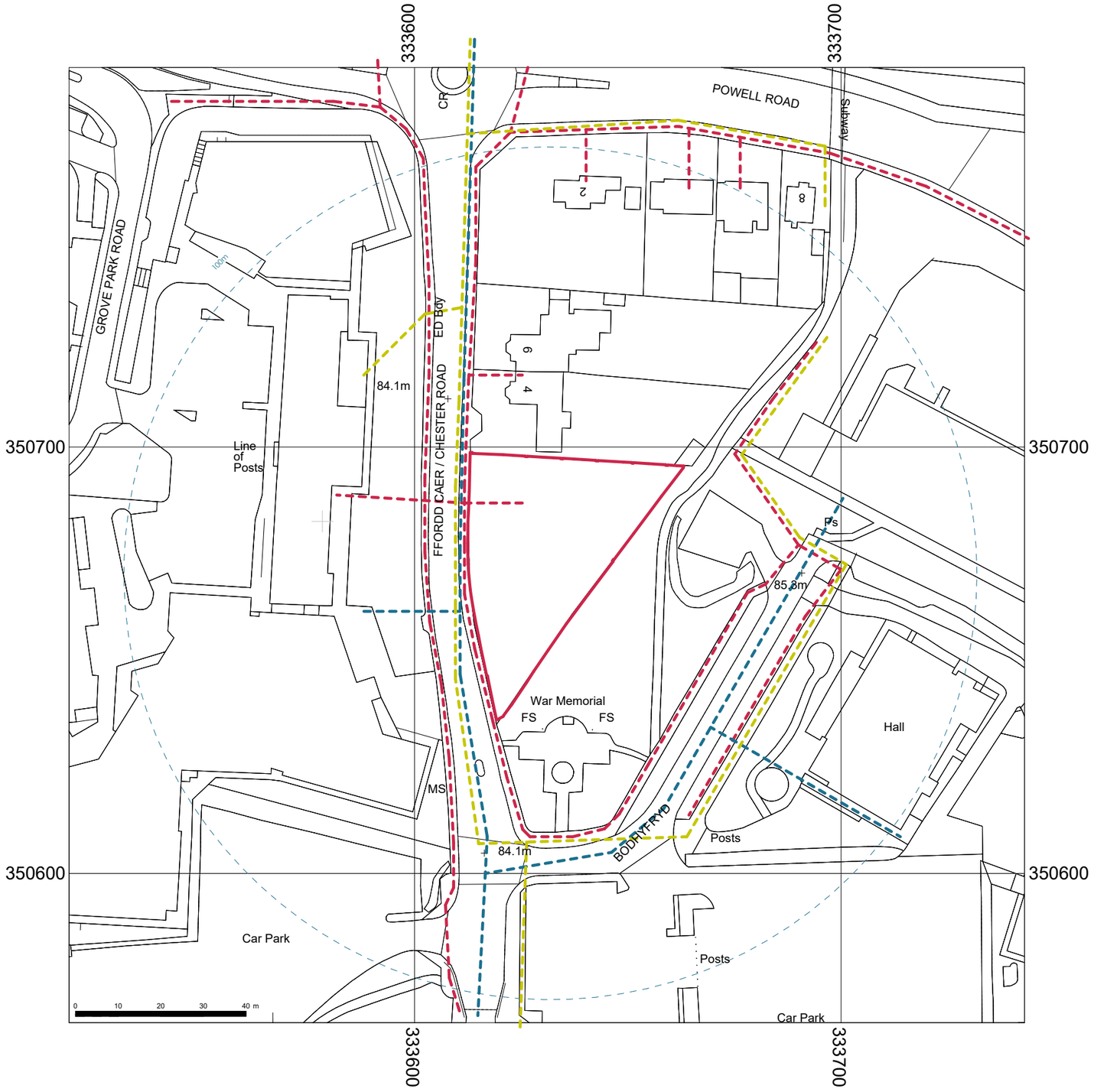
Project: 2 CHESTER STREET, WREXHAM
Date: 2025.06.25 **Sheet name:** MOVEMENT, INFRASTRUCTURE AND PUBLIC TRANSPORT

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- site boundary
- elec main below ground
- elec main above ground
- bt above ground
- water drainage surface
- water drainage foul
- water main
-

note further site investigation should be carried out prior to works commencing

DAS_UTILITIES AND INFRASTRUCTURE
1 : 1250



13/05/2026 11:19:06

cartref workstage 3

drawing status: for construction, for approval, for discussion

Revision	Description	Date of Revision	Issued by
A	site analysis and options diagrams added	2025.06.25	AJR

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Project name C527 **Drawing No** DAS16 **Revision** A

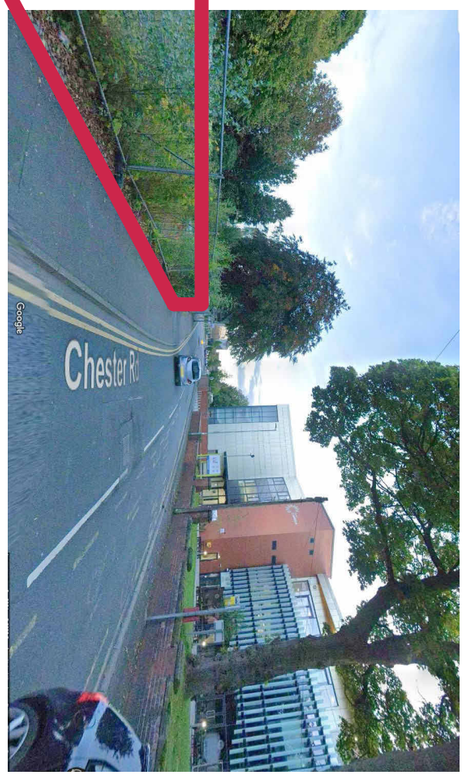
Project: 2 CHESTER STREET, WREXHAM
Sheet name: UTILITIES AND INFRASTRUCTURE
Date: 2025.06.25

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10mm 50 100 200

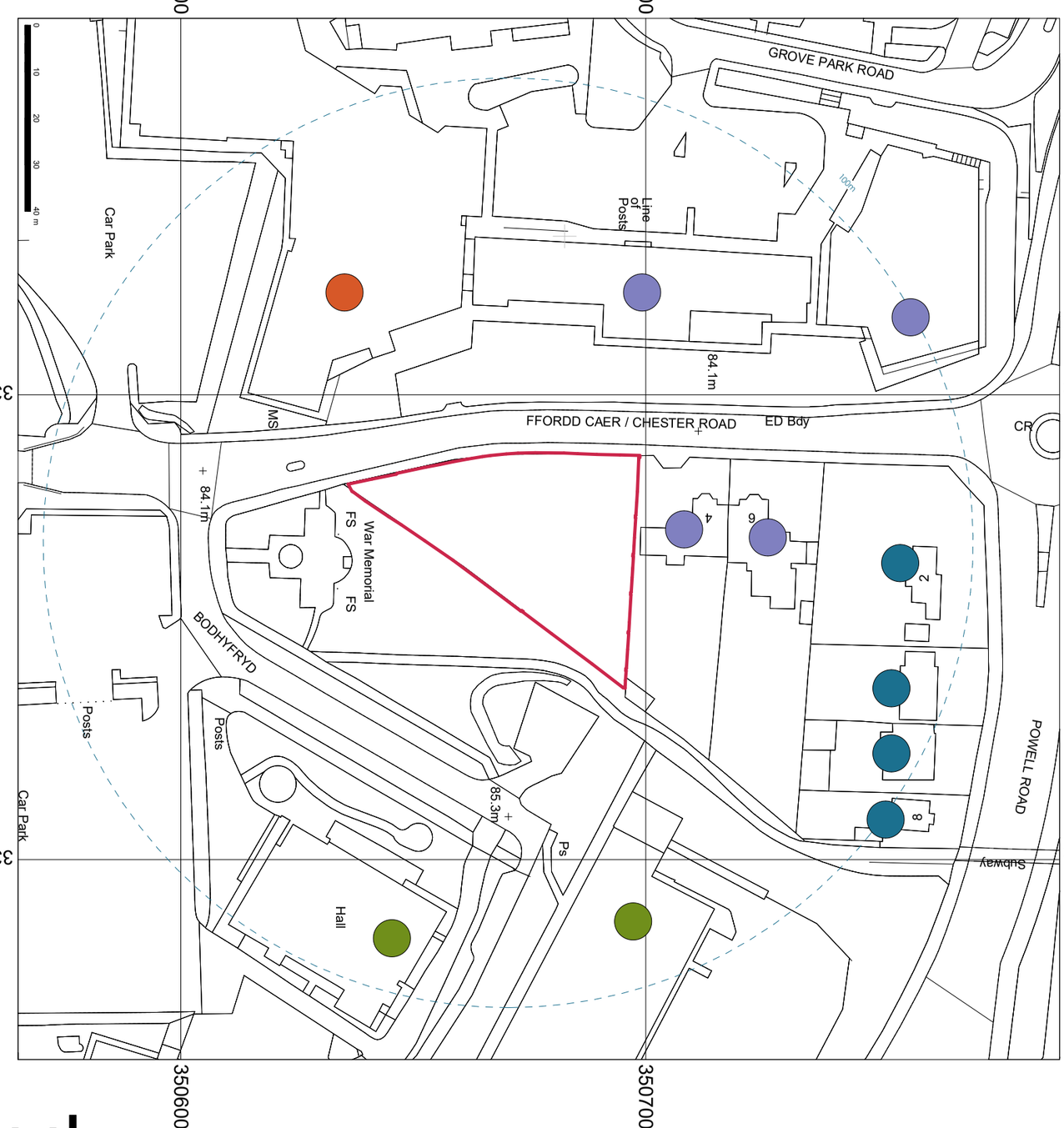




site boundary

1 storey
2 storey
3 storey
4 storey

URBAN FORM
1 : 3000



for construction
for approval
for discussion

drawing status

Revision	Description	Date of Revision	Issued by
A	site analysis and options diagrams added	2025.06.25	AJB

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Project name C527 **Drawing No** DAS17 **Revision** A **Date:** 2025.06.25

Project: 2 CHESTER STREET, WREXHAM
Sheet name: URBAN FORM

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Cartref
workstage 3



building a



building b



building c



building d



building e



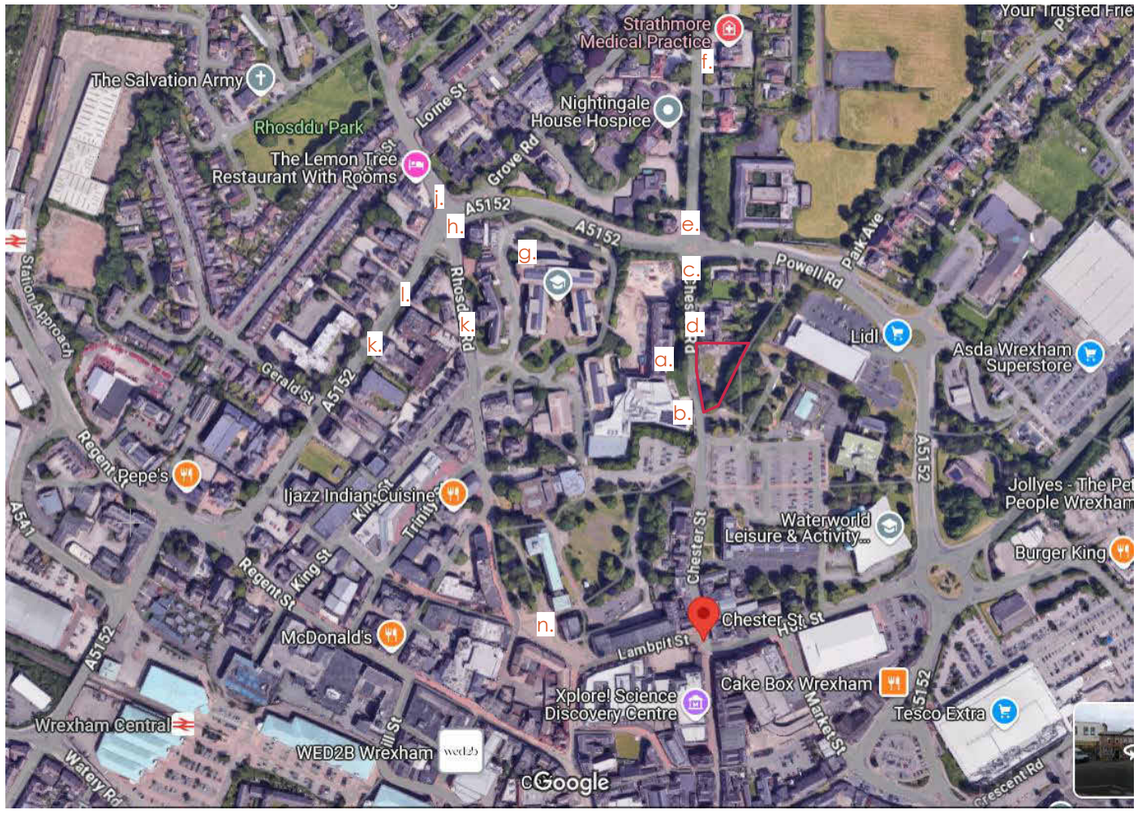
building f



building g



building h

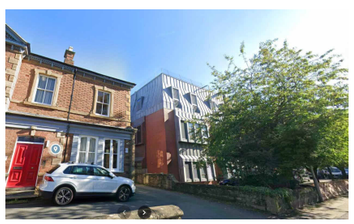




building j



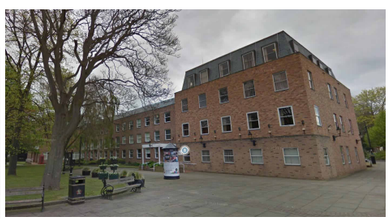
building k



building l



building m



building n

13/05/2026 11:19:07

cartref workstage 3

for construction
for approval
for discussion
drawing status

Revision	Description	Date of Revision	Issued by
A	site analysis and options diagrams added	2025.06.25	AJR

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Project name C527

Drawing No DAS18 Revision A

Date: 2025.06.25

Project: 2 CHESTER STREET, WREXHAM

Sheet name: BUILDING CHARACTER AND TRADITIONS

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Revision	Description	Date of Revision	Issued by
A	site analysis and options diagrams added	2025.06.25	AJR

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Project name C527 **Drawing No** DAS30 **Revision** A **Date:**

Project: 2 CHESTER STREET, WREXHAM
Sheet name: PROPOSED OPTION 01 INC SWOT ALANYSIS

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1 **LEVEL 00 PLAN**
1 : 100

13/05/2026 11:19:12

cartref workstage 3

for construction
for approval
for discussion
drawing status

Revision	Description	Date of Revision	Issued by
A	site analysis and options diagrams added	2025.06.25	AJR

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Project name C527 **Drawing No** DAS31 **Revision** A

Project: 2 CHESTER STREET, WREXHAM
Date: 2025.06.25 **Sheet name:** PROPOSED OPTION 02 INC. SWOT ANALYSIS

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SWOT ANALYSIS

Strengths
S1 layout complies with space standards between adjacent dwellings
S2 existing site trees retained
S3 apartments at the western side of the site maintains a street scene
S4 10No parking spaces including 2No disabled spaces.
S5 vehicle and pedestrian access from chester road
S6 apartment bin store with street access for collection
S7 sub station located at 'rear' of the site with unobstructed access
S8 no undercroft parking
S9 parking space adjacent to sub station widened to ease access
S10 4.8m wide access road
S11 site investigation and arb consultation concluded that buiding can encroach 3 meters into tree root protection zone. building moved north to suit.

Weakness
W4 no access for bin wagon onto site - bin collection will be street side
W5 change in level at the eastern end of the site - retaining structures may be required

Opportunities
O1 soft landscaping to enhance the street scene and biodiversity of the site

Threats

sub station
S7
S9
2900
W2
S4
10No parking spaces (inc 2No dis.)
6000
dis.
dis.
S8
W5
O1
Wall Hgt 2.75m
Wall Hgt 1.25m
plant
svp
fg
app 06
app 05
stair & lift
ext stair
bin store
S6
W4
bin wagon access to bin store
S2
S10
4800
4800
S5
drainage is equal in all apartments
app 01
app 02
app 03
app 04
S3
riser
riser
riser
mix - 27No 1B2P apartments
S11
line of tree exclusion zone on ARB drg Mar.25
CL85.00 Cable
War Memorial
FS

1 **LEVEL 00 PLAN**
1 : 100

13/05/2026 11:19:14

cartref workstage 3

for construction
for approval
for discussion
drawing status

Revision	Description	Date of Revision	Issued by
A	site analysis and options diagrams added	2025.06.25	AJR

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Project name C527

Drawing No DAS32 **Revision** A

Project: 2 CHESTER STREET, WREXHAM

Date: 2025.06.25 **Sheet name:** PROPOSED OPTION 03 INC. SWOT ANALYSIS

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1 **LEVEL 00 PLAN**
1 : 100

SWOT ANALYSIS

Strengths
S1 layout complies with space standards between adjacent dwellings
S2 existing site trees retained
S3 apartments at the western side of the site maintains a street scene
S4 10No parking spaces including 2No disabled spaces.
S5 vehicle and pedestrian access from chester road
S6 apartment bin store with street access for collection
S7 sub station located at 'rear' of the site with unobstructed access
S8 no undercroft parking
S9 parking space adjacent to sub station widened to ease access
S10 4.8m wide access road
S11 site investigation and arb consultation concluded that buiding can encroach 3 meters into tree root protection zone. building moved north to suit.

Weakness
W4 no access for bin wagon onto site - bin collection will be street side
W5 change in level at the eastern end of the site - retaining structures may be required

Opportunities
O1 soft landscaping to enhance the street scene and biodiversity of the site

Threats

Project: 2 CHESTER STREET, WREXHAM
Sheet name: PROPOSED OPTION 04 INC. SWOT ANALYSIS
Date: 2025.06.25 **Drawing No** DAS33 **Revision** A
Project name C527

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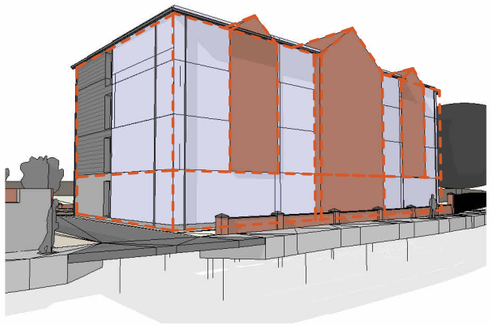
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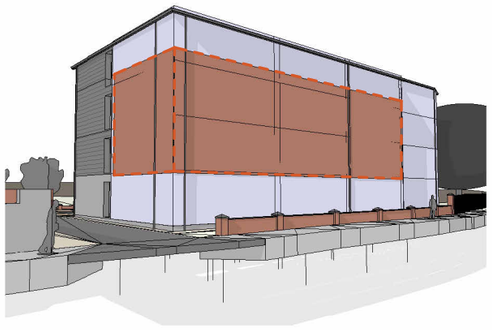
Revision	Description	Date of Revision	Issued by
A	site analysis and options diagrams added	2025.06.25	AJR

drawing status: for construction / for approval / for discussion

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elevation massing 01

- Strong vertical emphasis through repeated gable forms and façade projections.The building appears visually active and prominent against the sky.
- Repeated gable projections draw the eye upward, exaggerating verticality.
- The stepped roof profile creates a taller perceived silhouette, even if the actual ridge height is unchanged.
- This articulation can make the upper floors feel more dominant within the streetscape.

elevation massing 02

- A clean and calm skyline
- A more recessive silhouette
- Less visual competition with surrounding buildings
- Potentially reduced long-range visual impact
- Stronger horizontal emphasis.
- Larger uninterupted brick planes.
- A more institutional or apartment-block appearance

preferred option

The selected approach adopts a simplified and unified massing strategy with a restrained roof profile and consistent building envelope. The design avoids excessive articulation at roof level, resulting in a calmer and more recessive skyline when viewed from street level and in longer-range views.

The building is expressed as a single coherent volume, with visual interest achieved primarily through material treatment and façade composition rather than changes in roof form. Vertical brick panels and recessed window groupings provide rhythm and modulation across the elevations, helping to break down the façade without introducing additional skyline complexity.

The shallow roof form reduce the perceived prominence of the upper storey and avoid the fragmented silhouette associated with multiple projecting gables. This creates a more controlled townscape presence and limits visual dominance within the surrounding context.

The use of a darker lightweight upper-level cladding visually recesses the top floor, reducing the apparent height of the building and helping the brick base remain the dominant element within the streetscape. The masonry plinth at ground level further anchors the development and reinforces a strong horizontal datum.

Overall, the chosen scheme achieves a balance between contemporary apartment massing and contextual restraint. While the building retains a substantial scale, the simplified skyline, consistent geometry, and controlled façade articulation create a more composed and visually recessive form compared to the vertcially articulated option.

MATERIALS

a - textured brick
b - smooth faced brick
c - cedral click cladding laid horizontally colour tbc
d - roof conc tile dark grey with dark grey ridge and hip tiles
e - artstone cill (colour to match brick)
f - artstone cill (colour to match stone)
g- windows upvc colour dark grey anthrecite
h - doors aluminium colour dark grey anthrecite
j - rainwater goods, fascias, soffits and bargeboards upvc colour dark grey anthrecite
k - pv panels
m - entrance canopy dark grey anthrecite
n - split faced block/ stone cladding
p - galvanised escape stair
r - cant brick smooth faced

Design Rationale: Massing, Materials and Street Scene

1. Brickwork Treatment
A mixture of brick textures (Types A & B) is proposed across the elevations. This approach reflects the varied brickwork seen in surrounding residential and commercial buildings and helps the development sit comfortably within the established townscape. The palette is consistent with the character assessment contained in the Design and Access Statement (see DAS18), ensuring continuity with local context while avoiding uniformity.

2. Top-Floor Cladding
Dark grey Cedral cladding is proposed at the uppermost level. This material visually associates the top floor with the roofscape, reducing the perceived overall massing of the building when viewed in longer site sections (see CREU-C431-009-F). The darker tone creates a recessive quality, softening the impact of the upper storey and helping the development step back visually from neighbouring properties.

3. Stone Plinth
A split faced block/ stone cladding plinth is introduced at ground-floor level. This element contributes to the vertical articulation of the elevations, visually breaking down the overall massing of the building. At the same time, it establishes a material continuity with the adjacent stone boundary walls, reinforcing local character and creating a strong base to the street frontage.

4. Brick Boundary Wall
A new brick boundary wall is proposed to reinforce the definition of the site edge. This treatment strengthens the sense of enclosure along the street frontage, providing a consistent and robust boundary that contributes positively to the street scene. The use of brick ensures durability while visually tying the development into the established character of the surrounding context.



1 **SITE SECTION 01 Copy 1**
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photograph of adjacent property





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Revision	Description	Date of Revision	Issued by
B	shared for planning	2026.05.13	AJR
A	design rationale: massing, materials and street scene added	2025.09.26	AJR

Project name C527 **Drawing No** DAS34 **Revision** B **Scale@A1:** As indicated **Project:** 2 CHESTER STREET, WREXHAM **Sheet name:** ELEVATION AND MASSING **Date:** 2024.01.27

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