



**BRENIG**  
CONSTRUCTION

## Pre-Application Consultation Pack

18 Dwellings  
Blast Road  
Brymbo  
Wrexham

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## 2.0 Reports

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## **2.1 Design & Access Statement**



# BA2129 – Land at Blast Road, Blast Road, Brymbo, Wrexham, LL11 5BT

## Design and Access Statement

### IN RELATION TO THE APPLICATION FOR PROPOSED RESIDENTIAL DEVELOPMENT OF 18 NO. AFFORDABLE DWELLINGS.

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#### Contents:

- 1 Introduction
- 2 The Location
- 3 Design
- 4 Access & Highways
- 5 Biodiversity
- 6 Drainage, Flooding & Geology
- 7 Conclusion



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#### Executive Summary

- The site is currently vacant and adjacent to existing residential developments, presenting an opportunity to enhance the affordable housing stock of the area.
- Sketch options were explored in the initial stages of the design to achieve the best layout, density mix and access arrangements to the site.
- The scale and massing of the chosen house types have been carefully considered and explored throughout the design process to complement the local vernacular.
- The chosen housing units have all been developed to adhere to DQR standards for affordable housing in the area.

#### Local Authority

Wrexham County Borough Council

#### 1. Introduction

This statement has been produced to support a full planning application for 'proposed residential development of 18 no. affordable dwellings' at land at Blast Road, Brymbo. The proposed site is vacant land running the length of Blast Road. The Applicant would like to investigate the possibility of constructing 18 no. affordable homes of mixed size and density, to include a new access road and associated landscape alterations.

This statement is to be read in conjunction with the associated supporting documents including:

- Application form
- PL-001 Location Plan
- PL-002 Existing Site Plan
- PL-003 Proposed Site Plan
- PL-004 Proposed Unit Type A
- PL-005 Proposed Unit Type B
- PL-006 Proposed Unit Type C
- PL-007 Proposed Unit Type D

## 2. Location & Context

### 2.1 The Location

Geographically the sites sits within the suburb of Brymbo, which is 3.5 miles from Wrexham. Brymbo has a number of local facilities, with Wrexham providing support through an excellent range of local amenities, recreation and educational facilities. A popular residential location convenient for the city, the area has good transport links to the North West via a major railway station in nearby Wrexham, a frequent bus service and access to the A483.



*Aerial View of Land at Blast Road*

### 2.2 Context

The proposed site fronts onto the north-western edge of Blast Road and is well screened from the road with existing trees, shrubs and hedgerows. An existing access gate is present on site with a small access track adjoining directly onto Blast Road. The north boundary of the site is adjacent to an existing residential development, with the south and west enjoying views over open countryside. A former steelworks plant is located to the east of the site. There is a significant level change along the south boundary of the site.



*Image depicts view of southern boundary along Blast Road (SE)*



*Image depicts existing access to land at Blast Road.*

### **OS Plan**

See drawing BA2129 PL-001 showing the location plan

### **Planning History**

There has been 1 planning application for this property:

- Outline Application for residential development and construction of new vehicular and pedestrian access
  - P/2005/0014 - GRANTED

### 3. Design

#### 3.1 Design Brief

This application is for the new residential development of 18 no. affordable homes, to comply with DQR standards and the Wales & West Housing Association typologies and density mixes. The proposal looks to provide a mixture of two- and three-bedroom dwellings utilising semi-detached, bungalow and apartment typologies. To meet the client's aspirations for the site the mix of typologies is proposed as:

- 6No. 1 bedroom/2 person apartments
- 1No. 3 bedroom/4 person house
- 9No. 2 bedroom/4 person houses
- 2No. 2 bedroom/3 person bungalow

To reflect the neighbourhood feel of the surrounding context the housing mix would be distributed throughout the site to provide variation and interest in the proposed street scene.

#### 3.2 Design Development

A series of sketch layouts were produced in the initial stages of the proposal which explored a number of site configurations and density mixes. A key aspect of these development sketches was to establish the most appropriate location for the new access road and the effect this would have on locations for individual dwellings.



Sketch option 01 explored locating the access road along the southern boundary however, it was felt that this configuration did not maximise the use of the site and provide adequate external amenity for DQR guidelines.



Sketch option 02 relocated the access road to the northern boundary, with a turning head to the north east corner. This also did not utilise the site to its fullest and resulted in increased distances between parking and dwellings.



Sketch option 03 retained the access road location along the northern boundary but created a turn to allow for a cluster of semi-detached dwellings to be arranged along the eastern boundary. This layout was considered to provide the correct density and external amenity space required for each proposed dwelling.

### 3.3 Pre-Planning Enquiry

The sketch options were further refined and the amended proposal was submitted to Wrexham Council for Pre-Planning Enquiry (PPE).



The design team met with the Case Officer early in the PPE process to understand the initial thoughts on the proposal and highlight any areas of concern. The initial comments were generally positive in relation to the proposal for a residential development on the site however, some concerns were raised and amended through the PPE process;

- Consideration was required for the treatment of the eastern boundary, in relation to density and use of a hard boundary.
- Possible connection to the existing playground area adjacent to the site
- Highways considerations in relation to particular concerns within Wrexham Council, i.e. Bin wagons etc.
- An indication of soft and hard landscaping to be included as part of the proposed site plan.

### 3.3 Design Proposal

The proposal would look to utilise the existing entrance into the site, subject to amendments to ensure adequate visibility splays, with a primary access road then following the southern boundary of the site, in line with comments received as part of the PPE. This would then allow for the dwellings to be arranged such that there would be adequate external amenity to comply with current DQR guidelines, without having a negative impact on the existing properties adjacent to the site.

Following comments received at PPE the total number of dwellings has been reduced from 19 to 18 in order to allow the site to feel more open and allow for introduction of an onsite pumping station.

A mixture of 4 housing typologies are to be implemented within the scheme to allow for the site to encourage a variety in the demographic of occupants:

- Unit Type A: Semi-detached two bedroom/3-person bungalow
- Unit Type B: Semi-detached two bedroom/4-person dwelling
- Unit Type C: Detached three bedroom/4-person dwelling
- Unit Type D: One bedroom/2-person apartment

Each typology has been designed such that they comply with current guidelines outlined by DQR and Lifetime Home Standards, whilst ensuring that they contribute to the existing varied housing stock in the area. Detailed information on the distribution of the housing stock can be seen on PL-003.

### 3.4 Use

The proposal would introduce residential use onto the site.

### 3.5 Amount & Scale

The mass and scale of the proposal has been explored to provide adequate external space for individual properties as outlined by DQR, and the positioning of units on site has been chosen so as to minimise impact on existing neighbouring properties.

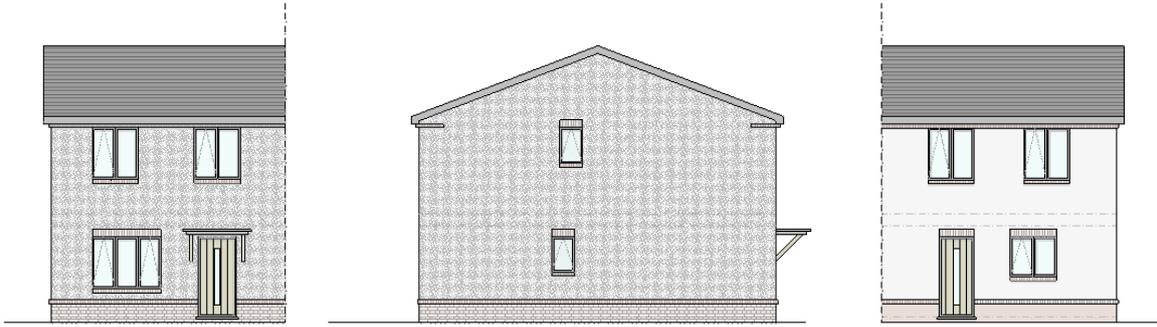
### 3.6 Appearance

Local vernacular studies were completed to establish the key features of similar housing within the area to inform the overall design of the façade with a number of common materials being present in the area such as brick and render façades, lean-to porches and slate tile roofs.



*Image depicts typical example of neighbouring properties*

These principles were adapted and taken forward as part of a typical material palette. This was then applied to each house type with slight variations to provide variety in the proposed street scene.



*Image depicts typical example of proposed semi-detached property*

### **3.7 Landscaping**

The proposal would look to maintain the existing treeline and hedgerows, where these do not impede pedestrian and vehicular access into the site. Please refer to PL-003 for detailed locations of hard and soft landscaping.

### **3.8 Affordable Housing Viability Statement**

All dwellings on the site have been designed to affordable housing standards.

### **3.9 Parking Assessment**

All dwellings on the site have a minimum of 1 dedicated parking space, in compliance with the DQR requirements for Wales, with 2 no. additional guest spaces for apartments and 2 no. guest/maintenance spaces to the west of the hammerhead.

### **3.10 Open Space Assessment**

The principle area of open space is to the north west of the site, providing a clear and open entrance to the site as requested during the PPE process. Smaller areas of open space have been distributed throughout the site to minimise the appearance of over densification highlighted during the PPE process. A connection to the existing playground has been included to the north east to enhance the provision of open space to be utilised by occupants.

## **4. Access & Highways**

The proposed access road into the site has been located such that the existing access to the site is utilised and provides adequate visibility splays throughout the proposal.

## **5. Ecology**

All existing trees and hedgerows will be retained and unaffected by the proposals.

## 6. Drainage, Flooding & Geology

### 6.1 Drainage

The proposed alterations would tie into existing drainage systems and there would be no processes carried out on site that would produce contaminated waste.

### 6.2 Flooding

The site is not at risk of rising flood water

## 7 Conclusion

- The proposal has been designed sensitively to minimise impact on any adjacent neighbouring properties.
- There would be no additional impact on traffic or the ecological habitat of the site.
- Highway safety would not be impacted by the proposals
- The proposal would not contravene any local or national Planning Policy guidelines
- The detailed proposal would have characteristics designed to enhance the existing elevations and vernacular of the area.
- The amenity of existing surrounding properties would not be adversely affected.

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