



Client. Wales & West Housing Association
Job No. 19030
Date. August 2020

Heol Berwyn Housing

Design and Access Statement





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DOCUMENT ISSUE RECORD

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Context

- The application site comprises 1.103 ha of land and is located off Heol Berwyn approximately 0.5km south west of the centre of the village of Cefn Mawr, which contains a wide variety of services and facilities. Character of local buildings/surrounding area
- The character of the surrounding area is predominantly residential to the North and East, containing a mix of terraced and semi-detached properties. To the south and west there is a mix of open grazing land and informal woodland. The nearby Park Road (B5605) provides good connections to the wider area, including Wrexham to the north and Oswestry to the south.

Existing Usage

- The application site comprises a residential development on a former green field site that has been partially built-out under an existing planning permission (P/2007/0634). To date, 1No. dwelling has been completed and foundations have been laid for a further 4No. dwellings including the access road within the site.



Justification of Proposed Usage

- The development is for C3 residential use, which is suitable in the context of the surrounding residential area. The proposed mix of housing types will create a mixed community that caters for all young or old.

Policy Context

- The National Planning Policy Guidance that has been taken into consideration in relation to the proposals is set out within;
 - Planning Policy Wales (Edition 5, November 2012);
 - Technical Advice Note (TAN) 2: Planning and Affordable Housing;
 - Technical Advice Note (TAN) 11: Noise;
 - Technical Advice Note (TAN) 12: Design;
 - Technical Advice Note (TAN) 18: Transport.
- The Local Planning Policy Guidance that has been taken into consideration in relation to the proposals is set out in the Wrexham Unitary Development Plan 1996 2011 which was adopted in February 2005. The proposals fully consider the guidance contained within the following;
 - **Strategic Policy PS1**
New development for housing, employment, and community services will be directed to within defined settlement limits/employment areas.
 - **Strategic Policy PS2**
Development must not materially detrimentally affect countryside, landscape/townscape character, open space, or the quality of the natural environment.
 - **Strategic Policy PS3**
Development should use previously developed brownfield land comprising vacant, derelict or underused land, in preference to the use of greenfield land, wherever possible.
 - **Strategic Policy PS4**
Development should maintain the existing settlement pattern and character and be integrated with the existing transport network to help reduce the overall need to travel and encourage the use of alternatives to the car.
 - **Planning Strategy – Housing**
Paragraph 3.7 advises that the aim is to allocate most new housing development to a range of sites within and adjacent to existing built up areas; to make optimum use of previously developed or vacant land; to make use of spare capacity in infrastructure and services; and to focus on locations with reasonable public transport, walking and cycling links.
 - **Policy GDP1 Development Objectives**
Ensure that built development in its scale, design and layout, and in its use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality.
 - **Policy EC13 Surface Water Run-Off**
Development which would result in an unacceptable adverse impact on the water environment due to additional surface water run-off will not be permitted.

- **Policy H7 Affordable Housing**
Where there is a proven lack of affordable housing to meet local needs, the Council will negotiate with developers to provide an element of affordable housing in new proposals of 25 or more homes.
- **Policy T8 Parking**
Development granted planning permission will be required to provide vehicle parking spaces either on site or nearby. Special regard will be paid to the following;
 - The availability of public transport
 - The proximity of public car parking
 - The proximity to local services and facilities
 - Road safety hazards arising from on-street parking

Design Principle

- The proposed development is for the construction of 34 no affordable dwellings at Wrenbury Way, Cefn Mawr, comprising of a mix of 2 and 3 bed properties including bungalows.
- The scheme is to be 100% affordable housing to meet demand in the local area and will be managed by a registered social housing provider. As such, the development is to be a joint venture between Anywl Construction and Wales and West Housing.
- All the properties that form part of this application have been designed to meet very exacting guidance to ensure the development creates high quality dwellings that are suitable for their occupants now and into the future. It is proposed that all properties on the scheme are designed to the following standards:
 1. Welsh Assembly Design Quality Requirements (DQR)
 2. Wales and West Housing Design and Build Specification
 3. Lifetime Homes Standards
 4. Secured by Design Standards

Accessibility – vehicles/pedestrians

- The development will be served by the existing access onto Heol Berwyn developed as part of the previously approved scheme. The total of 34no. residential units is more than the previously approved scheme however it is considered that the existing access is appropriately specified to cater for the additional units. This in part due to the changing nature of properties on the site to smaller units.
- Parking will be provided at a rate of 2 spaces for each dwelling as per Local Authority standards. All car parking has been located in line with DQR guidance and is located 2m away from primary windows, this results in car parking being located at either the front or side of the proposed dwellings.
- Provision of a pedestrian walkway on both sides of the access road will also promote pedestrian connectivity to the wider area.
- High quality and safe bicycle storage is proposed for every dwellings to encourage sustainable transport to and from the site.

- Residents will be able to use sustainable transport methods such as walking, cycling or using the regular bus service which runs from Cae-gwilym Lane 100m North of the site.

Proposed Character

- The proposed development has aimed to reflect the surrounding residential makeup consisting mostly of semidetached properties with a number of small terraced rows
- Being led by the existing residential properties in the area the materials proposed includes red brick and render, this has been used throughout the design to achieve a modern development that makes clear reference to its surroundings.
- The residential properties are of a similar height to the surrounding properties and those which were previously granted planning permission.
- Areas at the front of the properties will comprise of hard landscaping in the form of vehicle parking and pedestrian access routes, soft landscaping in the form of lawns, shrub and some tree planting.
- The levels across the site vary considerably and the layout has been carefully designed to make best use of these changing levels to create an attractive place for people to live.
- Retaining walls have been used in certain areas of the site whereas other areas have been fenced off as a natural habitat due to the topography being unsuitable for domestic gardens.



Community Safety

- During the design process design measures such as layout, appearance and landscape have been carefully assessed to help to prevent crime. It is proposed that the fully designed scheme will be assessed under the Secure by Design Scheme and the recommendations adhered to.
- The following safety measures have been considered as part of the design process;
 - Security through natural surveillance; overlooking of car parking areas from habitable room windows;
 - Sense of ownership through clearly defined boundaries between private and public areas;
 - Adequate street lighting for all communal areas;
 - External environment designed to avoid the inadvertent creation of opportunities for crime through, for example, providing hiding places or facilitating access to upper floors of buildings.

Environmental Sustainability

- The proposed development will fulfil the requirements of the current Building Regulations in terms of environmental sustainability
- As well as implementing energy efficiency measures to reduce energy demand and carbon omissions to fulfil the Building Regulations, other measures have also been considered including sustainable materials, water, waste management and sustainable building standards;
- **Energy Efficiency and Carbon Reduction**
Buildings will be detailed with high levels of insulation and good air tightness values to help protect against climate change. Low energy light fittings will be used throughout and the development will be subject to a full SAP Assessment.
- **Sustainable Materials**
Locally sourced, sustainable materials with a low environmental impact will be used where possible. All timber will be sourced from sustainable managed forests and certified by the Forest Stewardship Council.
- **Water**
Soakaways and permeable surfaces for car parking areas will be used for surface water drainage where ground conditions allow. From the 7th of January 2019 new SuDS legislation is in place in Wales which requires developments to provide a sufficient level of information to the SuDS Approving Body to allow assessment and subsequent adoption of sustainable drainage systems.
The proposed development is in a location with a very low risk of flooding and as such Flood risk is not considered to be a constraint. The application site is identified
- **Waste Management**
Appropriate facilities for the sorting, storing, and recycling of waste will be included for each dwelling. Wrexham County Borough Council's refuse/recycling collection service is already in place for the surrounding residential areas.

- **Sustainable Building Standards**

Nationally recognised and quality assured standards will be used to demonstrate that environmentally sustainable design solutions have been incorporated into the proposed development.

Ecology

- A Preliminary Ecological Assessment of the site has been undertaken and suitable measures incorporated to mitigate impacts as appropriate.

Noise Pollution

- Some may be generated during construction works. However it is anticipated that the proposed use will not create any greater noise issues than previous uses of the site.

Air Quality

- The application site is not located within an existing Air Quality Management Area or an area of known for poor air quality. Accordingly, it is concluded that an Air Quality Assessment is not required for the consideration of this planning application.
- There may be a limited amount of dust resulting from the construction works.

Coal Authority

- There is a former Coal Mine Shaft identified on the site and as part of the previous developers works a suitable cap has been designed and inspected. Although this work has been completed details of the Mineshaft exclusion zone must be considered to ensure no new dwellings are proposed within the exclusion area.