



DESIGN AND ACCESS STATEMENT

WOODLANDS FARM HOUSING SCHEME

GWERSYLLT, WREXHAM

PROJECT DIRECTORY

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AG|A AINSLEY GOMMON ARCHITECTS

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1.00 BACKGROUND TO THE PROPOSAL

1.01 INTRODUCTION

The developmental proposals have been prepared on the basis of a briefing process carried out by Wales & West Housing in conjunction with Wrexham Housing Department. The housing mix reflects the results of that dialogue and the proposed development responds to housing need data prepared by the RSL and the Local Authority. The scheme consists of a mix of twenty-three affordable houses, flats and bungalows, to provide good quality homes. In addition, the Local Authority's Housing Strategy identifies a need to provide this type of accommodation for people living in the local area.

This Design and Access Statement accompanies the application for full Planning Consent in conjunction with the drawings prepared by Ainsley Gommon Architects.

1.02 ABOUT WALES & WEST HOUSING

Our vision is to achieve strong, sustainable growth to make a difference to people's lives, homes and communities.

We manage more than 11,500 high quality, affordable homes in 15 local authority areas across Wales. These include more than 3,000 dedicated properties for older people as well innovative supported housing solutions for people with a range of particular needs.

As the best Not-For-Profit organisation in Wales and third in the UK, we are proud to say that our residents' needs and aspirations are put at the heart of everything that we do. Our dedicated teams are passionate about doing what matters and the way in which we embrace our values does not begin and end with the working day.

1.03 VISION STATEMENT

The intended development is to provide affordable housing for local people.

The design provides modern, attractive housing that raises the standard for social developments in the area. Manageable private gardens are also provided to each residence. Hard landscaping of new railings protecting front gardens supplemented by barrier planting provides legibility and a sense of a defensible space for the residents. The new homes are arranged to maximize natural surveillance of the site and adjacent approaches.

The proposed scheme on the former Woodlands Farm site will provide high priority housing on a vacant site, on the outskirts of Gwersyllt. The design seeks to use the most positive features of the site, its open and sunny aspect and its accessible location adjacent to established residential development.

It is proposed the new homes will use render and brickwork, similar to the neighbouring area and samples will be provided for approval. White uPVC windows are proposed and these will be framed with buff artstone cills.

Roofs will be a concrete tile to reflect materials used on the existing surrounding properties. These material choices are sympathetic to the local building traditions and represent an improvement in the quality of housing in the area.

1.00 - BACKGROUND TO THE PROPOSAL

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2.00 - CONTEXT

2.01 LOCATION

The scheme is located on the outskirts of Gwersyllt, north of Dodds Lane, within 500m of the village centre.

The site, approximately 1.52 hectares in area, was previously used for agricultural purposes, with mature trees along the eastern and southern boundaries.

Existing houses on Pen-Y-Llyn back onto the western boundary of the application site. Agricultural land is located to the north and east of the site, with Gwersyllt PC School playing field located opposite the site entrance to the south, along Dodds Lane.

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.

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).

2.04 LOCAL PLANNING POLICY

A Planning Statement has been produced by Axis Planning consultants, which outlines the relevant Planning Policies and how the scheme responds to them. The Planning Statement should be read in conjunction with this Design & Access Statement and the Planning Application Drawings.

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Image 01 - Existing Aerial Photograph of the site outlined in red.



2.00 - CONTEXT

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2.05 EXISTING SITE CONDITION

The site was previously used for agricultural purposes, and consists of a number of fields with trees and hedges located along the field boundaries. The former farm house and outbuildings, previously located towards the southern boundary, have since been demolished.

The site is now unused, with fields and hedgerows overgrown in areas. Rear gardens of houses along Pen-Y-Llyn back onto the eastern boundary of the site, with some garden fences in a poor state in need of replacing.

Existing mature native trees will be maintained as part of the proposal, with species such as Hawthorn, English Oak, Common Ash and Wild Cherry.

The site is predominately sloping from east to west, with steeper levels located further north. The proposal aims to work closely to the existing levels, whilst improving areas for level access into dwellings.

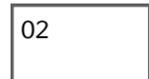


Images 01- 04 - Photographs of the site and the surrounding area

2.00 - CONTEXT

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3.00 - FACTORS AFFECTING DEVELOPMENT

3.01 FLOODING

The Natural Resources Wales website confirms that the site is within flood zone A, with a small section of the site at low risk of surface water flooding.

3.02 EXISTING GROUND CONDITIONS

A geo-environmental assessment has been completed and confirms the absence of elevated levels of contaminants. This assessment is provided as Appendix E to the planning statement

3.03 ARCHAEOLOGY

We are unaware of any archaeological finds being made in this area or any significant sites of historical interest nearby, which would warrant any investigation of the site.

3.04 EXISTING SERVICES

All service utility searches have been sought for the scheme including electricity, gas, waste/ mains water & BT telecom. The information currently available shows that currently all services are available and provided to the site along the main road.



Image 01 - Flood Risk Map from Natural Resources Wales

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3.00 - FACTORS AFFECTING DEVELOPMENT

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4.00 - DESIGN OBJECTIVES

4.01 THE BRIEF

As expressed in the 'Vision Statement', Wales & West Housing are seeking to develop housing on the land at Woodlands Farm, Gwersyllt.

This housing is to meet the needs of local families who are in need of affordable housing. The type of new housing offered responds to the demands of individuals and smaller families seeking good quality housing in the area.

The aim is to create a modern, well equipped housing scheme that is sensitive to the local context meeting a range of differing housing needs. The new homes will need to be domestic in scale and appearance, attractive and energy efficient, encouraging ease of operation and convenient in use. The scheme needs to respond to the local built form and should use a pallet of building materials that is compatible with the local vernacular.

The scheme brief aims to meet the Welsh Government's housing technical standards including Lifetime Homes and Development Quality Requirements (DQR).

4.02 DESIGN CONCEPT AND PRINCIPLES

The new development consists of 23 new affordable houses, flats and bungalows, built to Welsh Assembly Development Quality Requirements and Lifetime Homes Standards for future adaptability. The layout offers the following:

- 6 no. four person two bedroom houses (Type 1)
- 4 no. five person three bedroom houses (Type 2)
- 3 no. three person two bedroom bungalows (Type 3)
- 6 no. five person three bedroom low cost ownership houses (Type 4)
- 4 no. two person one bedroom walk up flats (Type 5)

The key concept of the development is to provide a natural extension to Gwersyllt village whilst maintaining a clear boundary to the green barrier between the adjacent settlement of New Rhosrobin.

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

Each house has direct access to a private outdoor garden space which is enclosed by boundary treatments that will ensure surrounding properties are not overlooked.

Enhanced landscape areas with native species planting will be encouraged along the site boundaries, providing an attractive green edge and offering opportunities to encourage wildlife and biodiversity providing colour all year round.

Boundary treatments are to be sympathetic to the area whilst providing a high quality, robust and secure barrier. Secured by Design principles have been adopted throughout resulting in all properties overlooking adopted highways and public space, with secure gardens to the rear of the properties having lockable



Image 01 - Variety of house types and elevation treatments used to generate interest within the street scene.

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4.00 - DESIGN OBJECTIVES

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gates and sheds.

To achieve a reduction in carbon emissions, the design looks to implement the energy hierarchy by reducing energy demands and then increasing energy efficiency in the dwellings.

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Site Layout Plan

4.00 - DESIGN OBJECTIVES

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5.00 CHARACTER

5.01 LAYOUT AND LANDSCAPE DESIGN

The proposed layout is intended to be a natural extension to the village, with all gardens backing on to the existing houses on Pen Y Llyn. The existing trees and hedges along the eastern site boundary form a natural end point to the settlement of Gwersyllt.

The arrangement of dwellings within the scheme is intended to reflect a considered approach towards the site condition, context and natural contours. The proposed arrangement of the dwellings on the site affords the private gardens plentiful morning, midday and afternoon sun while each property have associated car parking spaces.

Development is not proposed any further east/south than the former farm house and outbuildings that previously resided on the site, with plots 1-7 being positioned close to the footprint of the now-demolished outbuildings,

A positive street frontage has been created within the scheme. The house types, strong visual elements, boundary railings and garden planting will enhance the streetscape and help to improve the area. Railings have been introduced along the front gardens to provide clear plot demarcations.

5.02 SCALE

The existing housing within the village is predominantly 2-storey, with the adjacent houses on Pen-Y-Llyn and Dodds Lane being mostly semi-detached. The former farm and outbuildings previously located on the site were also 2-storey in height.

The surrounding context and previous farm buildings have been carefully considered and the scheme has been designed to complement but also reinforce the existing pattern and form of the area. Elevational treatments have been designed to be sympathetic to the surrounding residential properties while creating interest and variation.

5.03 AMOUNT

The development will provide 23 houses, flats and bungalows for small families, couples and active older people wishing to remain in the local area:

- 6 no. four person two bedroom houses (Type 1)
- 4 no. five person three bedroom houses (Type 2)
- 3 no. three person two bedroom bungalows (Type 3)
- 6 no. five person three bedroom low cost ownership houses (Type 4)
- 4 no. two person one bedroom walk up flats (Type 5)

5.04 EXTERNAL SPACES

The schemes layout has been carefully considered to maximise the relationship between the new homes and its surroundings. The living rooms have been located to face south, or east in most cases, while direct access out into the garden spaces are provided through the kitchens.

The scheme's orientation allows for the new houses to benefit from passive solar gain and ensure good levels of natural light within the primary living spaces. In addition, most kitchen dining rooms open out into private gardens, allowing the residents to enjoy the outdoor space and access to external drying spaces. All

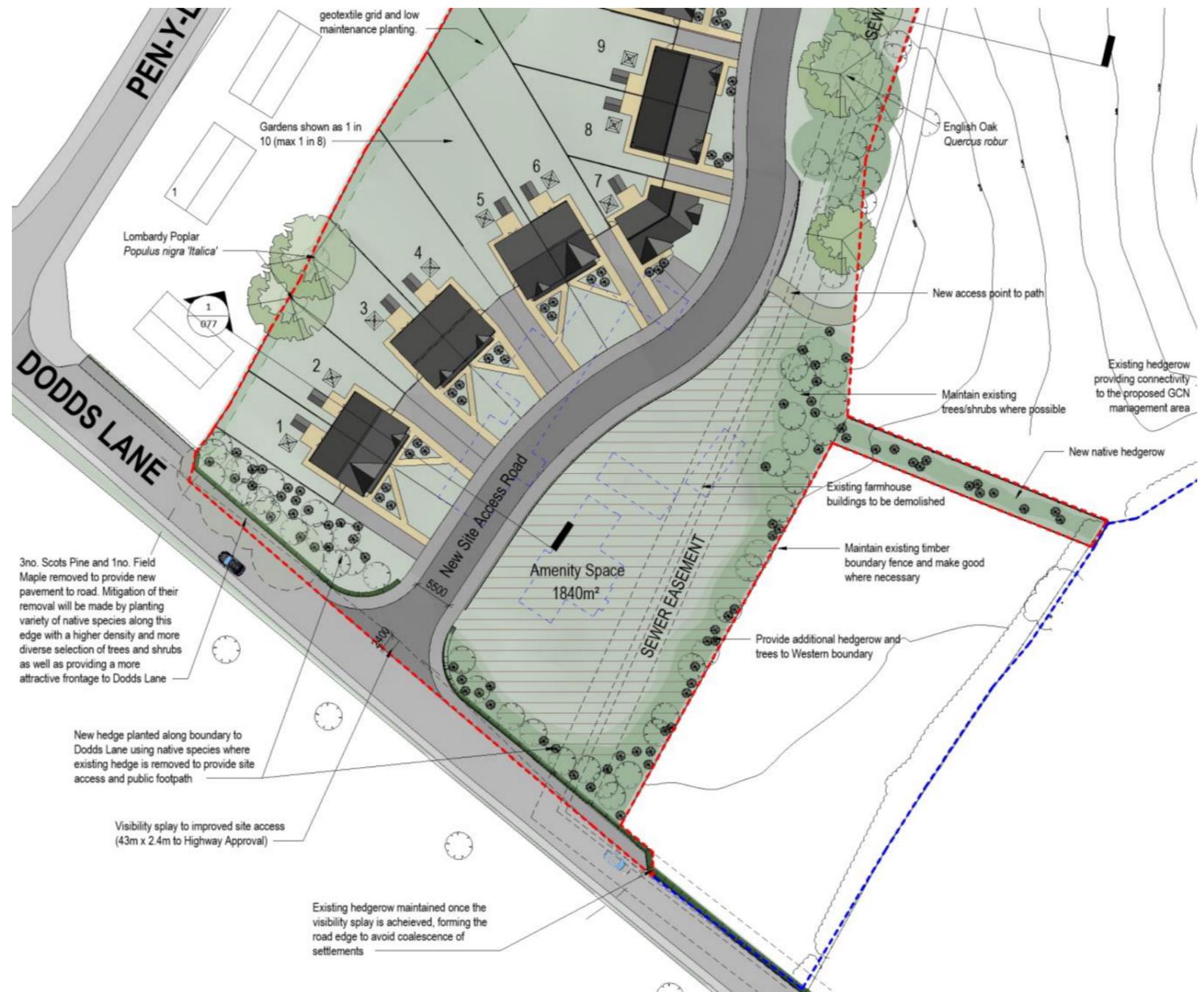


Image 01 - Site Plan showing site entrance

5.00 - CHARACTER

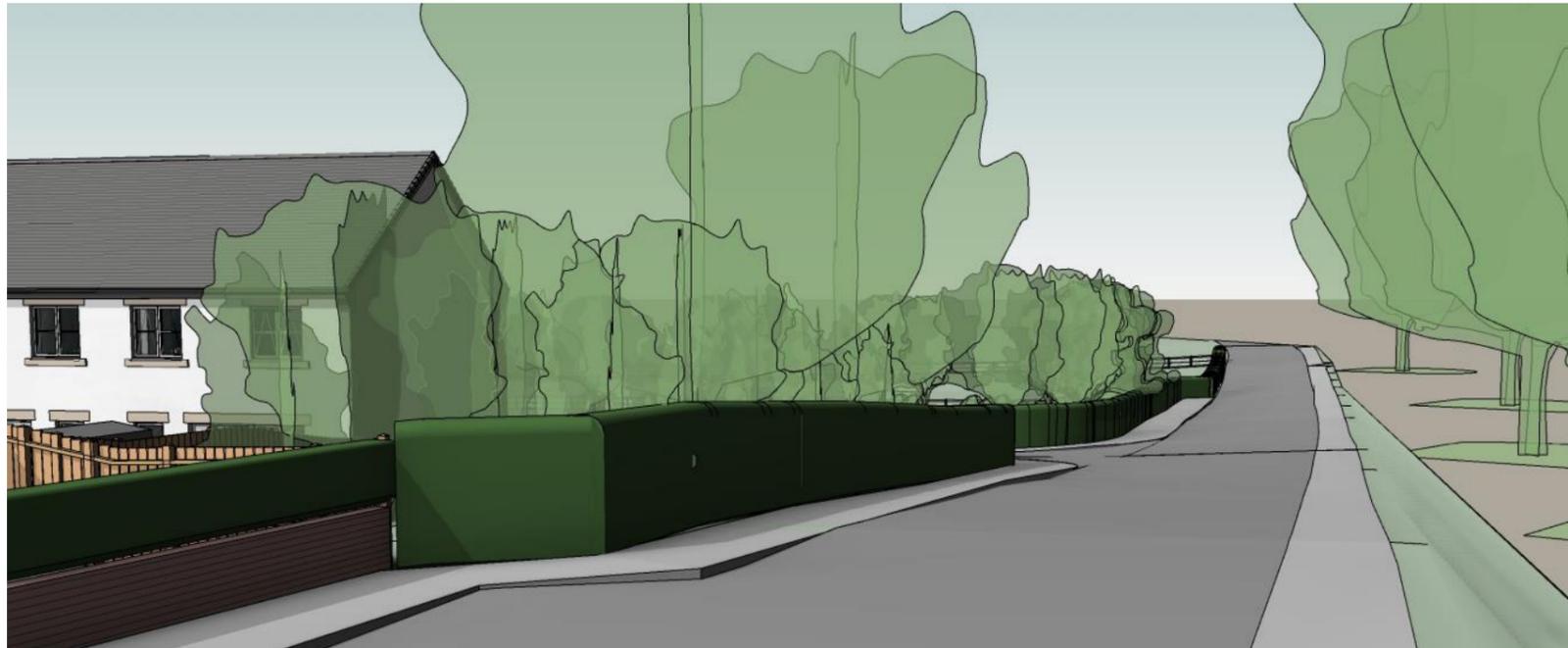
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01



houses have small enclosed gardens to the front, with railings forming the boundary treatment.

Planted areas have been provided to improve the biodiversity on site while also creating interest throughout the year. Off road parking is provided for all properties with level access ramping up from the existing road into each home.

A communal amenity space has been created at the site entrance overlooked by a number of properties, creating a safe and welcoming area. Existing and new trees and hedges on the eastern and southern boundaries enclose the amenity space from the adjacent land.

5.04 SITE ACCESS

The proposed site access point will be formed in the existing site entrance location to the former farm off Dodds Lane. Highway Engineers have been consulted, and a visibility splay of 43m x 2.4m is proposed (subject to Highway approval) to slow down traffic exiting the site. The new road will be 5.5m wide and constructed to adoptable standards.

A new footway will be formed along Dodds Lane at the site entrance and will be constructed as far as the visibility splay limits to the east. The footway then continues into the site on both sides for the first half of the road, before continuing on one side only for the northern end of the site. Level access can be achieved from the footway to the front door of all dwellings.

The site boundaries adjacent the entrance will be heavily planted to reinstate any hedges and trees that are removed to form the new entrance. This will also lessen the perceived impact of the development from Dodds Lane, by providing a natural screen. A curve is generated in the road to provide traffic calming, and also helps to shield the view of plots 8-23 from the site entrance, further lessening the impact.

All parking spaces for the scheme are provided off the main road with 2 spaces per property.



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Image 01 - Approaching site from Dodds Lane, showing proposed planting screen

02

Image 02 - Site entrance, only proposed plots 1-7 are visible

5.00 - CHARACTER

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5.05 APPEARANCE

The site is located on the edge of the urban village of Gwersyllt. The existing houses within the village comprises of a mix of Victorian brick terraces, 1950s semi detached, and pre-fab houses located on the adjacent Pen-Y-Llyn.

The existing houses are predominantly brick, with some introductions of render and pebble-dash. Existing roofs in the local area are a mixture of slate or concrete tile.

It is proposed that the new residential development will be sympathetic to the existing character but it will also provide some architectural interest and variety within the building form and detailing to create an uplifting scheme within the area. The external built form of the buildings have been designed with traditional pitched roofs, masonry external walls and domestic fenestration.

The proposed external materials are:

- Red/brown brick to external walls
- Off white render to external walls.
- Buff stone/concrete window cills and heads
- Grey concrete roof tile (to LPA approval)
- Energy efficient white uPVC double glazed windows to complement existing properties.

Samples of these will be provided at a later date.



Image 01 - Existing brick houses adjacent site entrance on Dodds Lane

Image 02 - Existing render and sheet metal houses on Pen-Y-Llyn

Image 03 - Existing brick houses on Dodds Lane, further north-west from the site

Images 04-05 - Proposed brick and render houses, with improved elevation features

Image 06 - Proposed brick apartments

01	02	03
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5.00 - CHARACTER

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6.00 - ENVIRONMENTAL SUSTAINABILITY

6.01 LANDSCAPE/TOWNSCAPE SETTING

The site accommodates 23 new dwellings which adds to the strong community feel within the area. The site location, proximity to local amenities and good public transport links means that the site is ideal for housing due to social, economic and general functional reasons.

The scheme is domestic in appearance and scale and as a result material choices have been made to work with the grain of the surrounding area. From the outset the proposed development has been designed to work with the site and its landscape context. Staggered elevations, variable massing and changes in height have created a scheme which gives architectural variety and interest.

A key element to the proposal is to seamlessly blend in the development and generate a natural extension and end point to the village. The existing trees and hedgerow that runs along the eastern boundary is to be maintained and increased to help demarc the edge of the green barrier.

6.02 BIODIVERSITY & LOCAL ENVIRONMENT

An ecological assessment has been carried out BY Avian Ecology and forms part of the application information. The assessment determines that the site does not form part of any statutory designated site for nature conservation.

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.

Considering the orientation, micro-climate and built form has allowed the development to benefit from 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:

Energy efficient heating and hot water systems will be specified within the units.

External elements to have high thermal insulation properties

External drying areas are provided to all units to help reduce energy usage

100% low energy light fittings will be used within all of the properties

6.04 SUSTAINABLE MATERIALS

Environmentally responsible methods of construction and a palette of sustainable, locally sourced materials will be chosen wherever possible, in pursuing 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.



- 01
- 02
- 03

Image 01 - Section taken through road in front of plots 8-23
 Image 02 - Section taken through adjacent field east of the site demonstrating the natural "green" screen along eastern boundary, obscuring plots 8-23
 Image 03 - Site section showing plots 1-7 overlooking amenity space and site entrance

6.00 - ENVIRONMENTAL SUSTAINABILITY

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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.

Drainage will be linked to the existing infrastructure subject to dialogue with the Local Authority. Water butts will be provided to collect rainwater and reduce the use of potable water for watering garden plants.

6.06 WASTE MANAGEMENT

A site waste minimisation plan will be produced to follow the WG 'Construction Waste Minimisation Good Practice Guide.' The main contractor will be a member of the Considerate Constructors Scheme.

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. Removal of recycled and garden waste will be dealt with by Wrexham 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.



Image 01 - Amenity space (1840m²) located at site entrance, overlooked by plots 1-7 and bounded by existing and enhanced tree/hedge row.

01

6.00 - ENVIRONMENTAL SUSTAINABILITY

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01

Image 01– Plot 7 parking accessed off the highway

02

Image 02 - Aerial view demonstrating parking within curtilage of each property

7.00 - ACCESS

7.01 SITE LOCATION

The site is located on the edge of Gwersyllt, part of Wrexham County Borough in North Wales. It is within walking distance of Gwersyllt village centre, where local amenities and supermarkets can be reached with ease. Wrexham town centre can be reached via public transport within 10-15 minutes via frequent bus services along Dodds Lane.

The nearby railway station has links with both Wrexham and Bidston, enabling passengers to reach North Wales & North West England.

The development is in a prime location for families, with Gwersyllt Community Primary school located opposite the site.

7.02 INCLUSIVE DESIGN

The primary aim of the scheme is to create a place that is easily accessible to everyone either living or visiting the 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 kerb or low rail.

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 existing access point will be used with a new road built to adoptable standards. All houses and bungalows will have parking within the curtilage of the property, with apartments benefiting from a parking court located adjacent to the building. The road layout has been designed to comply with Highway Authority guidelines and is able to accommodate emergency vehicle access.

All properties will be built to Lifetime Homes standards to ensure future adaptability.

7.00 - ACCESS

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8.00 MOVEMENT

8.01 INTEGRATION/CONNECTIONS

Sympathetic design and façade treatments will comfortably enable the development to fit into the surrounding context whilst providing much needed accommodation for local people who choose to live and seek employment in and around Gwersyllt.

8.02 TRANSPORT MODES

The development at Woodlands Farm, Gwersyllt aims to facilitate a wide range of different transport modes for residents and visitors. There are local amenities within walking and cycling distance and good links to public transport into the centre of Wrexham and the surrounding area.

8.03 SERVICING

All properties have designated areas to store wheelie bins to allow refuse to be removed by Wrexham Council.

8.04 PARKING

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

2 spaces per house, 1 space per apartment (plus 2 visitor spaces)

The parking spaces are accessed directly from the proposed adoptable highway and are overlooked by at least their own property.

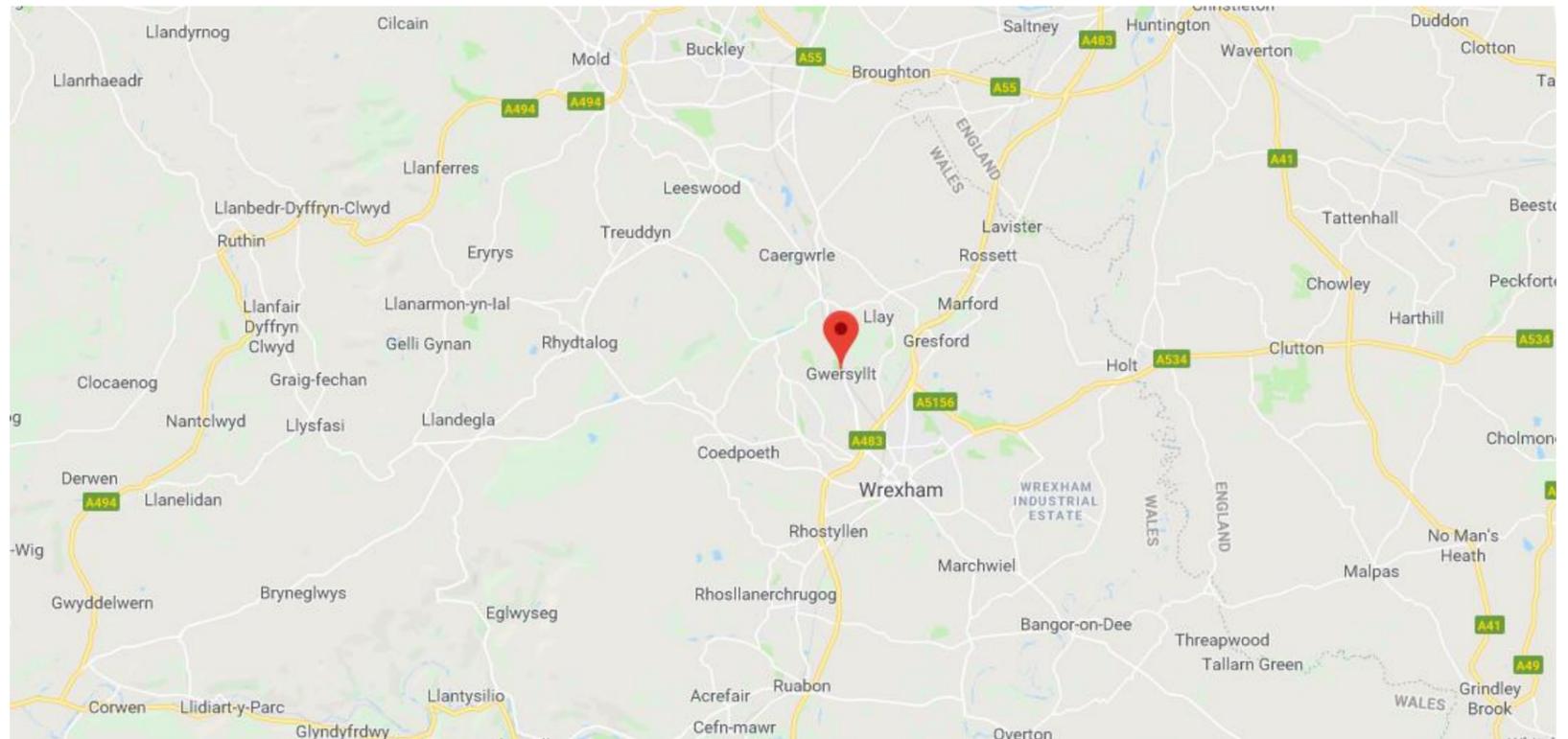


Image 01 - Local area map showing proximity to local amenities and transport links

Image 02 - Wider area map showing proximity of Gwersyllt to the surrounding areas

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02

8.00 - MOVEMENT

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01

Image 01 & 02 – 3D views of the development demonstrating boundary treatments along the front elevations.

02

9.00 COMMUNITY SAFETY

9.01 COMMUNITY

Introducing housing to the site will help to provide a natural extension to Gwersyllt village, and a definitive edge to the green barrier.

9.02 SECURED BY DESIGN

Security is of paramount importance within the proposed development and methods to prevent crime have been considered from the outset of design. Secured By Design Approval will be sought for the scheme.

9.03 BOUNDARY TREATMENTS

To enclose and protect the site there are a range of proposed boundary treatments. 800mm high railings enclose front gardens. 1800mm high close boarded timber fence generally to rear/side boundaries. 1200mm. Subject to Secured by Design approval.

9.04 SURVEILLANCE

The development has been designed to allow for sustainable management by ensuring that spaces are overlooked and naturally supervised.

10.00 CONSULTATION

10.01 CONSULTATION

*Awaiting feedback from pre-planning consultation period.

Consultation will take place with the Police Architectural Liaison Officer and Secured by Design approval obtained for the new development.

9.00 COMMUNITY SAFETY & 10.0 CONSULTATION

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