

Planning & Inclusive Design (Access Statement)

To accompany the following application: -

NEW BUILD COUNCIL HOUSING AT NANT SILYN (FORMER WCBC RESIDENTIAL HOME), PONT WEN, WREXHAM, LL13 8SQ

**INTRODUCTION:**

The land at Nant Silyn was previously a residential home for older people and was closed during 2015.

Nant Silyn is located approximately 1 mile north east of Wrexham town centre, and the area is easily accessible from the A483 and by foot from Wrexham town centre.

Housing within Pont Wen appears to have been constructed during the 1970’s and comprises a mix of red brick 2 storey dwellings set behind small open plan front gardens, with communal parking areas.

 The Estate is well connected by public transport to Wrexham the nearest largest town.

**BRIEF:**

Following the demolition of the former Nant Silyn Residential Home it is proposed to redevelop the land, providing housing for older local residents

***Description of the development – site context***

***The site within the existing residential settlement generally comprising of bungalows and 2 storey houses thus making the land more appropriate for residential redevelopment.***

 In terms of topography the site level is at a lower level than that of adjacent surrounding properties.

Each individual home will have a spacious back garden (as required by the various housing standards) and will front onto a landscaped strip of green. Each house will have designated parking spaces within the curtilage of each property with one space per apartment being provided for the flats (including 2 disabled parking bays for the two adapted ground floor apartments) and an additional 5 parking spaces for guests.

**CHARACTER:**

The overall design process included an analysis of the application site and surrounding areas and it is considered that the presented scheme offers a development that compliments and enhances the character of the area whilst still in-keeping with the existing features.

Pont Wen lies within the boundaries of Caia Park Estate off Whitegate Road. Demolition of the former Nant Silyn WCBC owned Residential Home is due to take place during June-July 2018.

The application site is approximately 0.4ha and the following accommodation is to be provided:

A total of 15, 8x1 bed flats (2 ground floor adapted), 6 x 2 bed semi-detached houses, 1x3 bed fully adapted bungalow.

6no. 2 Bedroom semi-detached houses, 2 storeys high & approximate floor area of 83m2

8no. 1 bedroom apartments, 2 storeys high & approximate overall floor area of 368m2

1no. 3 bedroom fully adapted detached bungalow, approximate floor area of 80m2

1 no. parking spaces per dwelling, 1no. parking space per apartment with 5no. additional visitors spaces. (2 of the parking spaces to be for adapted ground floor apartments)

Minimum 40m2 garden space, a minimum 3m x 3m level paved area with shed for cycle storage and garden equipment. External communal amenity space to be provided comprising of bench seating and planted area to the rear of the apartments, externally accessed secure cycle shelter and bin storage suitably sized to accommodate each apartment.

**APPEARANCE:**

The site layout has been designed around the existing highway fronting the application site allowing dwellings to be positioned to front said highway creating an aesthetically pleasing addition to the area.

All surrounding properties are generally finished with either a facing brick or render, with plain clay roofs, white upvc doors & windows.

The proposed development shall compliment the character of the surroundings and thus shall be in-keeping with the existing features of the residential area. The proposed materials and design are to reflect existing style. Proposed boundary treatments are to be timber fencing / gates similar to the surrounding houses.

***Landscaping:***

Each individual home will have spacious back garden and front onto a small landscape strip of green space with 1 designated car parking spaces all defined and suitable for wheelchair users. Both hard and soft landscaping proposals are designed to be easily maintained and sympathetic to the development and planting where possible chosen to provide year round interest & colour and to include evergreen ornamental species where possible.

**ENVIRONMENTAL SUSTAINABILITY:**

The proposed scheme has been designed with sustainability issues in mind and to fulfil the current Building Regulations standards for a new build project in terms of sustainability.

All dwellings will be fully insulated to meet & possibly surpass current requirements thus ensuring the dwellings will be thermally and acoustically efficient, constructed to maximise thermal continuity of the envelope minimising draughts and heat loss offering good air tightness values. Triple glazed units used throughout, 100% of light fittings within the dwellings to be efficient light fitting type, with external lighting utilising low energy fittings. An “A” rated gas fired boiler for the primary heating source & hot water system.

Water usage within dwellings will be restricted by the specification of efficient fittings i.e. dual flush w.c.’s, aerated taps and other eco- friendly fixtures & fittings. Dwellings will be provided with a 200 litre water butt complete with stand, tap and diverter, to promote the use of recycled water for watering gardens.

Permeable surfaces will be incorporated where possible to reduce surface water run off within the footpaths, car parking areas & hardstanding.

The majority of materials used will have a low environmental impact and will be responsibly sourced, thermal and acoustic insulation used will have a low GWP and all timber used will be sourced from sustainable managed forests, certified by the Forest Stewardship Scheme FSC.

As the site will be classed as brownfield having a current use on the parcel of land the proposed development is seen as environmentally friendly by making use of a currently disused site. All services will be in close proximity of the site this will also ensure the sustainability of the development.

With ecology / biodiversity & local environment in mind there are no natural features present on the existing site as is currently open space. Land would have very limited value to wildlife, however it is proposed that bird nest boxes will be include in each property to enhance what is currently available.

**COMMUNITY SAFETY:**

According to information available to the general public there has been 171 crimes reported within one mile of Pont Wen for the month of January 2018. The crimes reported vary from anti-social behaviour, drug use, and criminal damage. This information has been obtained from the Police website ([www.Police.uk](http://www.Police.uk)). There is very little reason to suggest that the introduction of this development to the area would see a rise in crime figures.

It is proposed that the fully designed scheme will be assessed under the Secured by Design scheme and any recommendations adhered to. The site benefits from good levels of natural surveillance and will also have sufficient lighting in place to deter unwanted access.

**MOVEMENT TO, FROM & WITHIN THE DEVELOPMENT:**

Access to the site will be via roads already in place currently serving residential properties in the area. The main junction onto Whitegate Road provides good visibility to cope with any increased traffic due to the development. Turning points / heads are also present as existing to accommodate refuge vehicles and the like.

All vehicular parking will be to the fore and side of the proposed properties accessed from private drives with approach to dwellings from parking (distance, gradient & widths) being largely dictated by “Lifetime Homes Criterion 2”.

All dwellings will have parking spaces allocated for the occupants and as such limiting any need for on-street parking.

Within the dwellings sufficient clear widths are provided to door openings and corridors with clear door opening widths for wheelchair access. Circulation around the dwellings is also in line with the requirements of the DQR’s and Lifetime homes.

 The local estate centre is well within walking distance with all footpaths in place offering convenience shops, health centre, leisure centre and local schools.

The area is very well served by local buses run by several operators. There are bus stops on primary routes within close proximity including several on Whitegate Road within minutes walking distance offering direct links to Wrexham town centre bus station and Wrexham Industrial Estate.

Rail travel is accessible a short distance away at Wrexham General and central train stations with regular services and links to the national rail network.