

68 HIGH STREET



COEDPOETH.

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Background

This Design and Access Statement supports the proposals being brought forward by Rob Scott for the redevelopment of land adjacent to 68 High Street, Coedpoeth.

The site has had a previous planning application refused for the erection of a single dwelling due to Highway matters which have now been resolved



Scope of document.

To ensure that the development achieves physical integration and the overall design is successful the following areas have been considered.

Site Context – An assessment and evaluation of the site, surrounding land uses, access and transport links, existing trees and vegetation, social and economic context to inform the planning process.

Constraints & Opportunities - An evaluation of the sites constraints that will have an impact on design and any opportunities that may arise from them.

Detailed Design - Description of how the Masterplan will be developed in detailed areas.

Conclusion -An analysis of how the final proposal has responded to the design process.

Development Team.

Applicant –MR R SCOTT

Agent - **IAN STOCKDALE LTD**
Flood Consequence - **WATERCO**
Ecology - **TBC**

To ensure that the development achieves physical integration an assessment of the site context has been undertaken. The successful integration of new housing within its surrounding context is a key design objective. It is crucial to develop a thorough understanding of the context within which the new development will sit and then of the nature of the site itself and its immediate surroundings.

The development site is in Coedpoeth, North Wales. This is located 4 miles to the west of the town of Wrexham which is the closest major conurbation. Oswestry lies approximately 15 miles to the south and Mold & Chester are approximately 10-15 miles to the north.



Site Description

The site area extends to 0.07 Acres or 0.03 hectares and is located adjacent to 68 High Street, Coedpoeth

Land.

The site has a single storey garage located on the land at present

Site History.

Historical maps show a building on the land from the early 1900's through to around 1950. This seems to have been demolished between 1950 & 1990. The current single storey garage looks to have been built in the last 30 years.



Map circa 1900

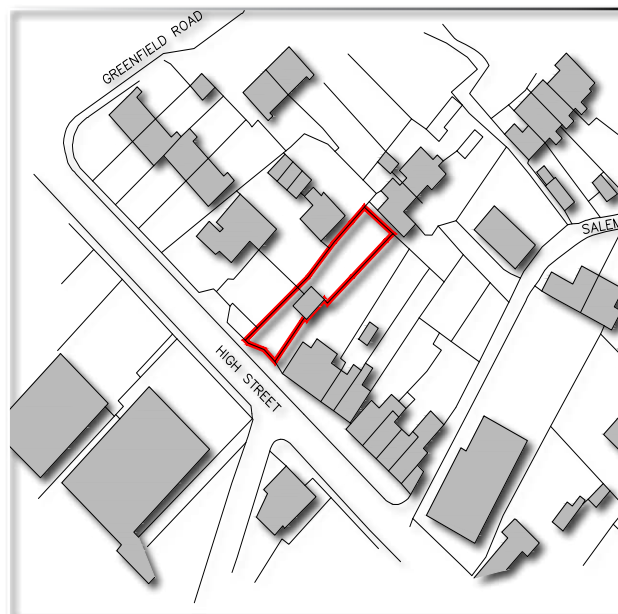


Image circa 2020



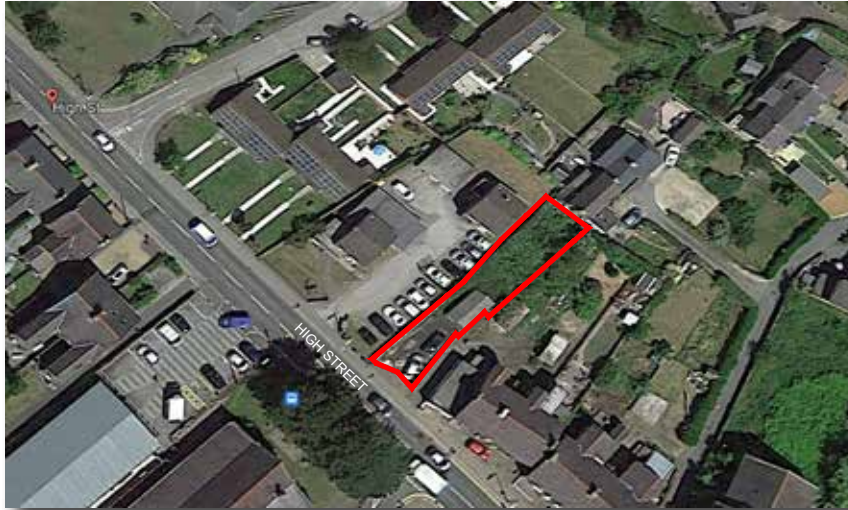
Map circa 1950



Map circa 1990

Local Context

The images below shows the site outlined in red



View looking into the site.



View looking east along High Street



View looking west towards the site along High Street



Local Context

The image below shows the site outlined in red.



View looking into the site from High Street



View looking towards 68 High Street

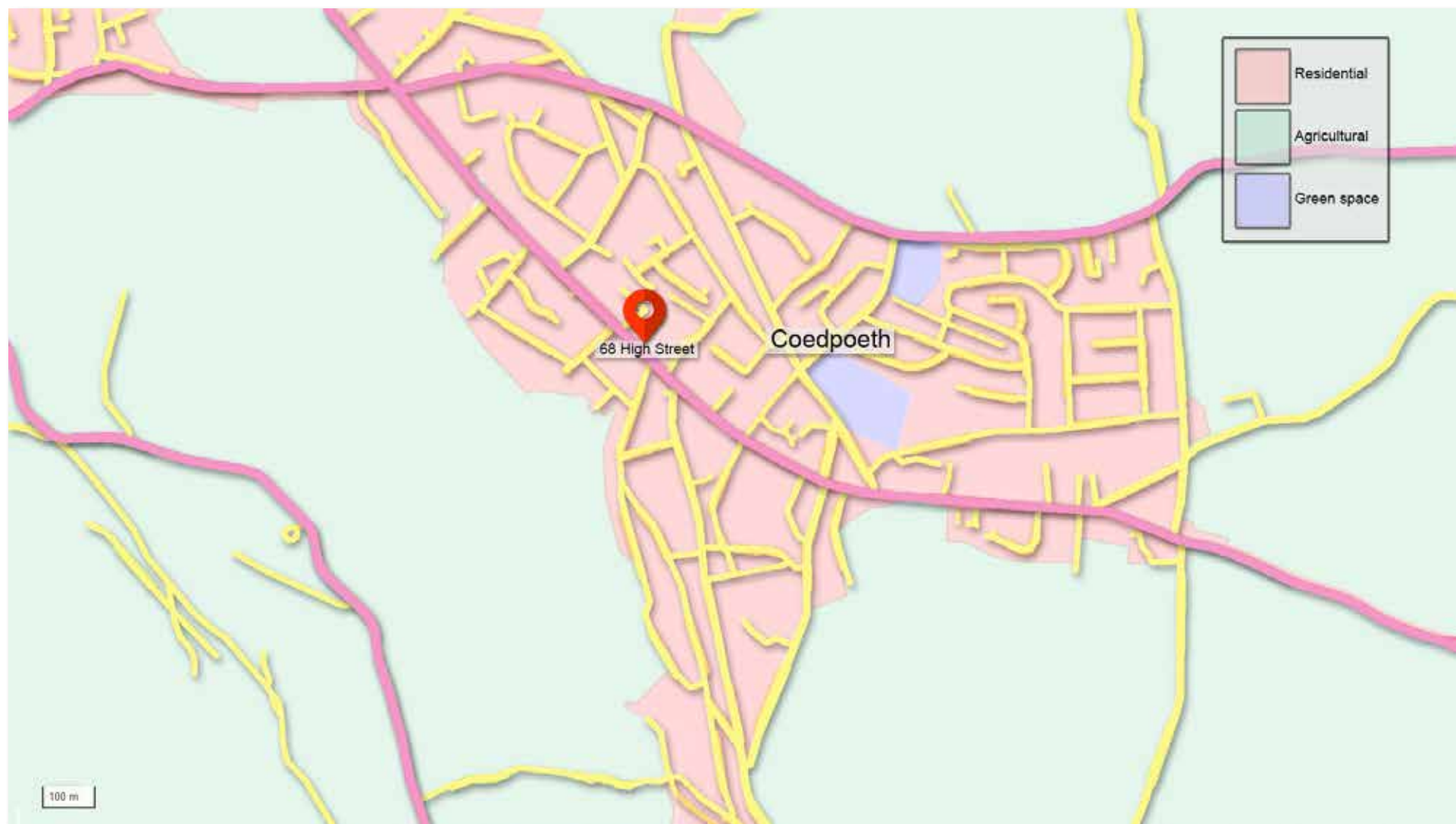


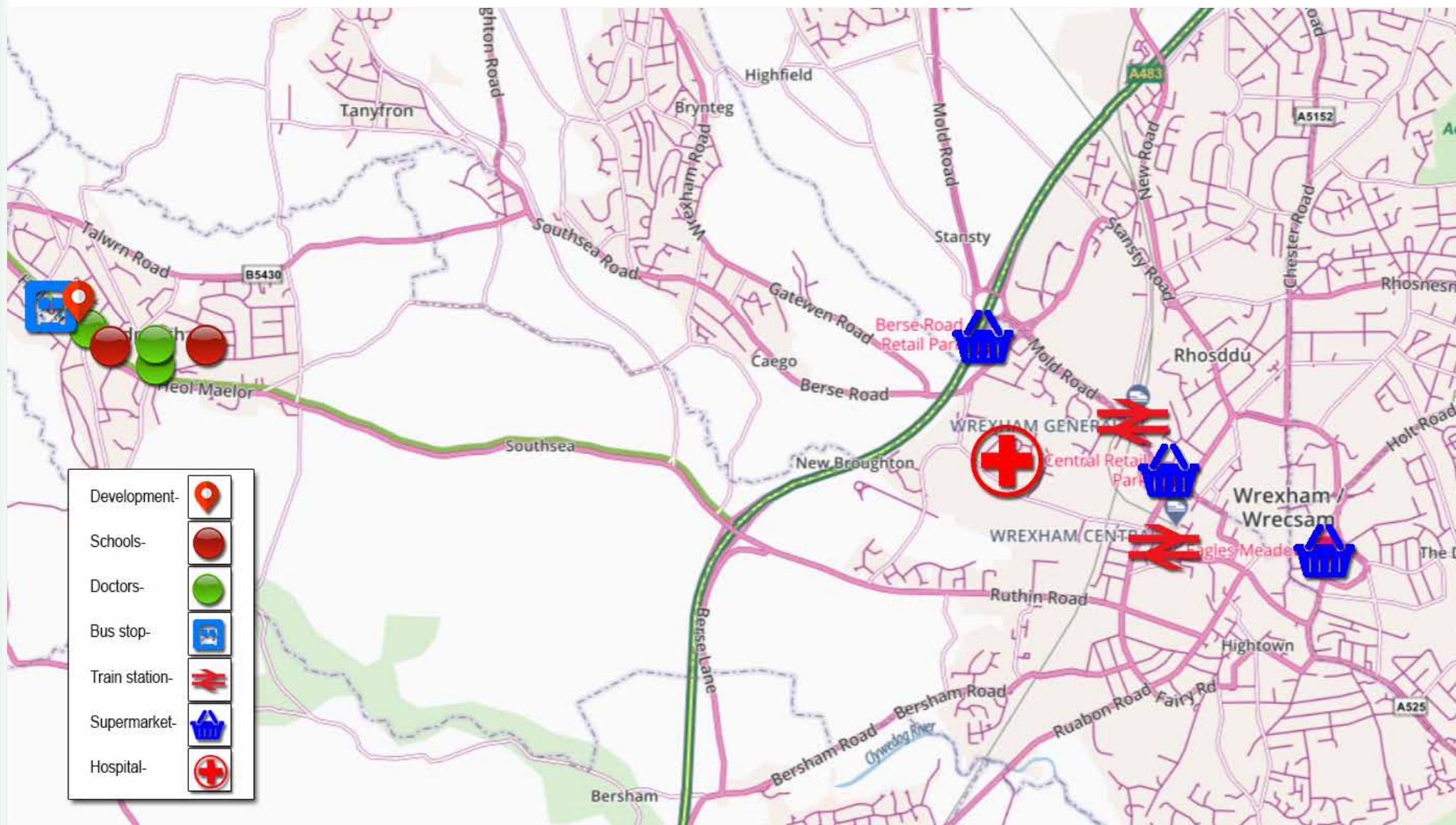
View looking into the site from High Street.



Local Context cont

The application site is set within an existing residential / town center location. This is interspersed with commercial properties.





Access & Transport Links

Buses.

Bus number 11/11a,- Wrexham Bus Station (Bay 6)
- Minera, o/s Post Office, service operated by Arriva Wales.

Bus number S11 Monday to Friday, school days.
Minera, o/s Post Office, service operated by Arriva Wales.

Bus number X51 Denbigh - Wrexham, service operated by Arriva Wales and M & H Coaches.

Bus number PC1 - Southsea - Llay Industrial Estate, bus service operated by Pat's Coaches.

Trains:

Wrexham Central and Wrexham General are both located 3.5 miles to the East of the site.

Airports.

Manchester Airport is 47 miles.

Liverpool John Lennon Airport is 47 miles.

Hospitals:

The nearest hospital with an A&E is located 3 miles away, Wrexham Maelor Hospital, Croesnewydd Rd, Wrexham LL13 7TD.

Doctors:

There are three General practitioners surgeries located within a very short distance of the site.

Bryn Darland Surgery, 53 High St, Coedpoeth, Wrexham LL11 3SA.

Dr D K Banerjee, 14 Smithy Rd, Coedpoeth, Wrexham LL11 3NS.

Caritas Surgery - Smithy Rd, Coedpoeth, Wrexham LL11 3NS, United Kingdom.

Shops:

The site is situated with good access to the smaller local shops. Most of these are within a small radius of the site.

The major supermarkets can be located in Wrexham 3miles to the East.

Local Schools:

The development site is well served by two Primary Schools.

Ysgol Bryn Tabor, Heol Maelor, Coedpoeth, Wrexham LL11 3NB.

Ysgol Penygelli School, 72 Heol Glyndwr, Coedpoeth, Wrexham LL11 3HA.

Secondary schools and colleges are located within the town of Wrexham.

Trees & Landscaping

General

There are no trees or bushes on the site. There is some overgrown vegetation to the rear of the site.





Constraints

Access: There is an existing vehicular & pedestrian access to the application site from High Street

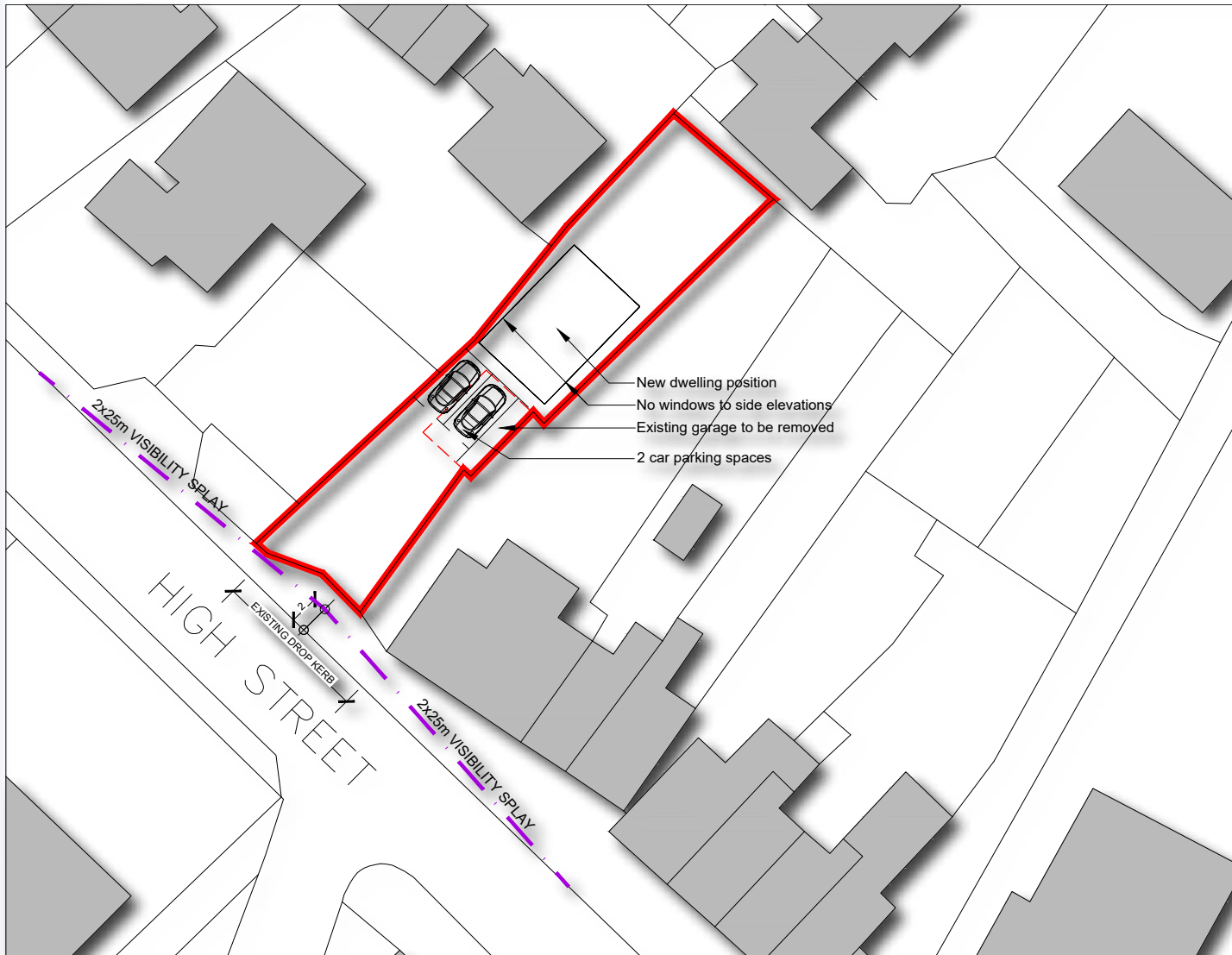
Trees & Hedgerows: There are no trees on site. There is overgrown vegetation to the rear of the plot to be cleared.

Drainage: Foul drainage will be taken into the main system with surface water drainage being taken to a soakaway.

Dwellings bordering the site: Existing dwellings border the site to the north, east & west. 68 High Street & the Police Station abutts the application site.

Ecology: The existing garage will be surveyed prior to demolition.

Existing drainage / services: No drains or services have been identified running through the site.



Opportunities

Access: Pedestrian & Vehicular access to be taken from High Street.

Trees & Hedgerows: Low level soft landscaping should be provided to the rear of the proposed plot with hard landscaping to the front of the plot.

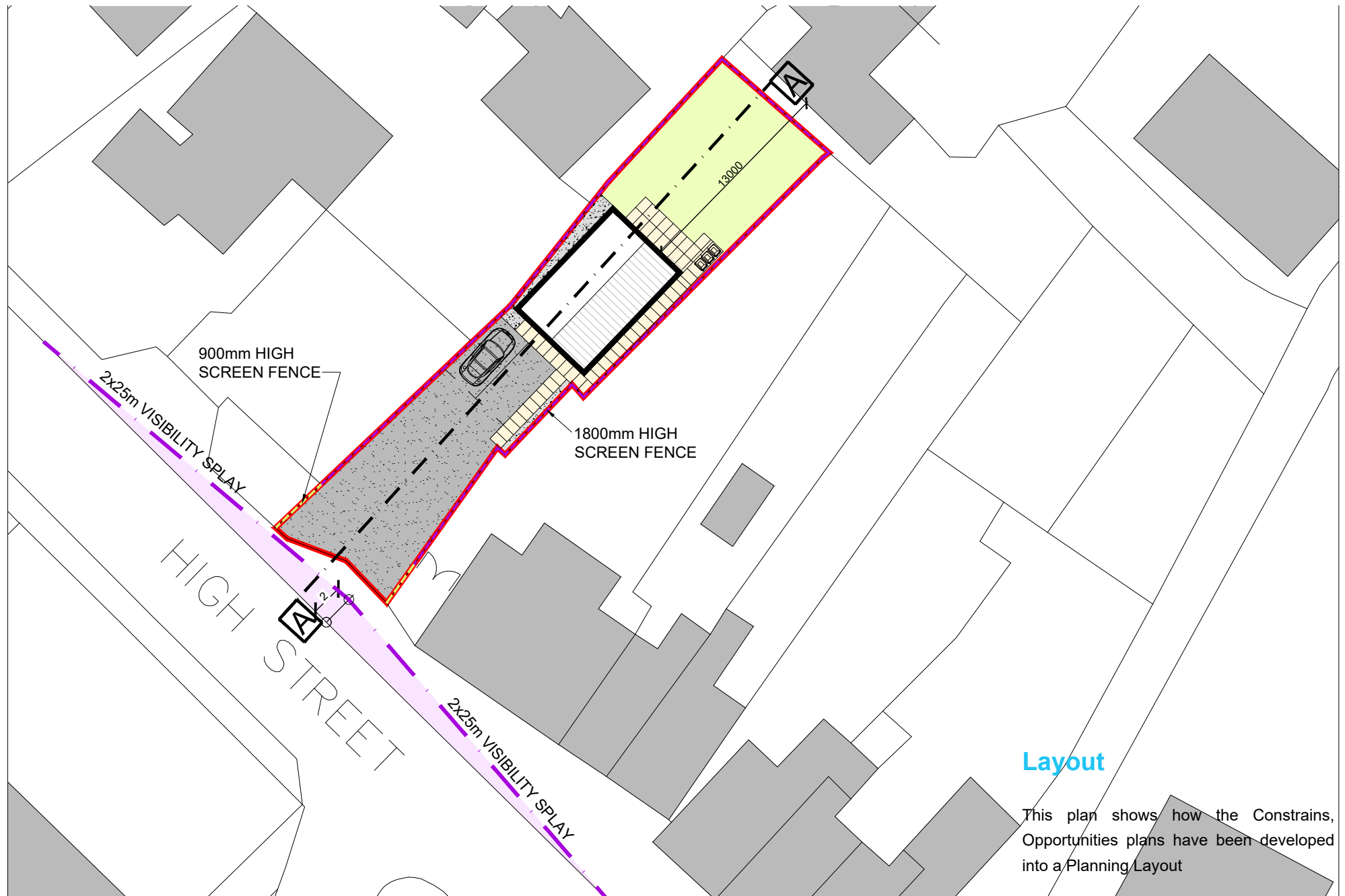
Ecology: No ecological mitigation has been identified so far.

Key Frontages: Main windows to be provided to front and rear elevations with no windows to side elevations.

Drainage: Proposed foul water should be connected into existing drainage systems and surface water should be connected to a soakaway within the application site.

A planning appeal was dismissed on 5th July 2021 for the erection of a single dwelling.





Layout

This plan shows how the Constrains, Opportunities plans have been developed into a Planning Layout

Land Use

The development is for housing. The Planning Layout incorporates the following:

- Residential development comprising of one single dwelling that is two storeys in height.
- Vehicular & pedestrian access into the site from High Street.

The residential development of the land will re-use a piece of land which forms part of a main High Street that has been left to become an eyesore.

Amount

The planning application being applied for is one dwelling which is considered adequate and appropriate for the size of the site.

Landscaping

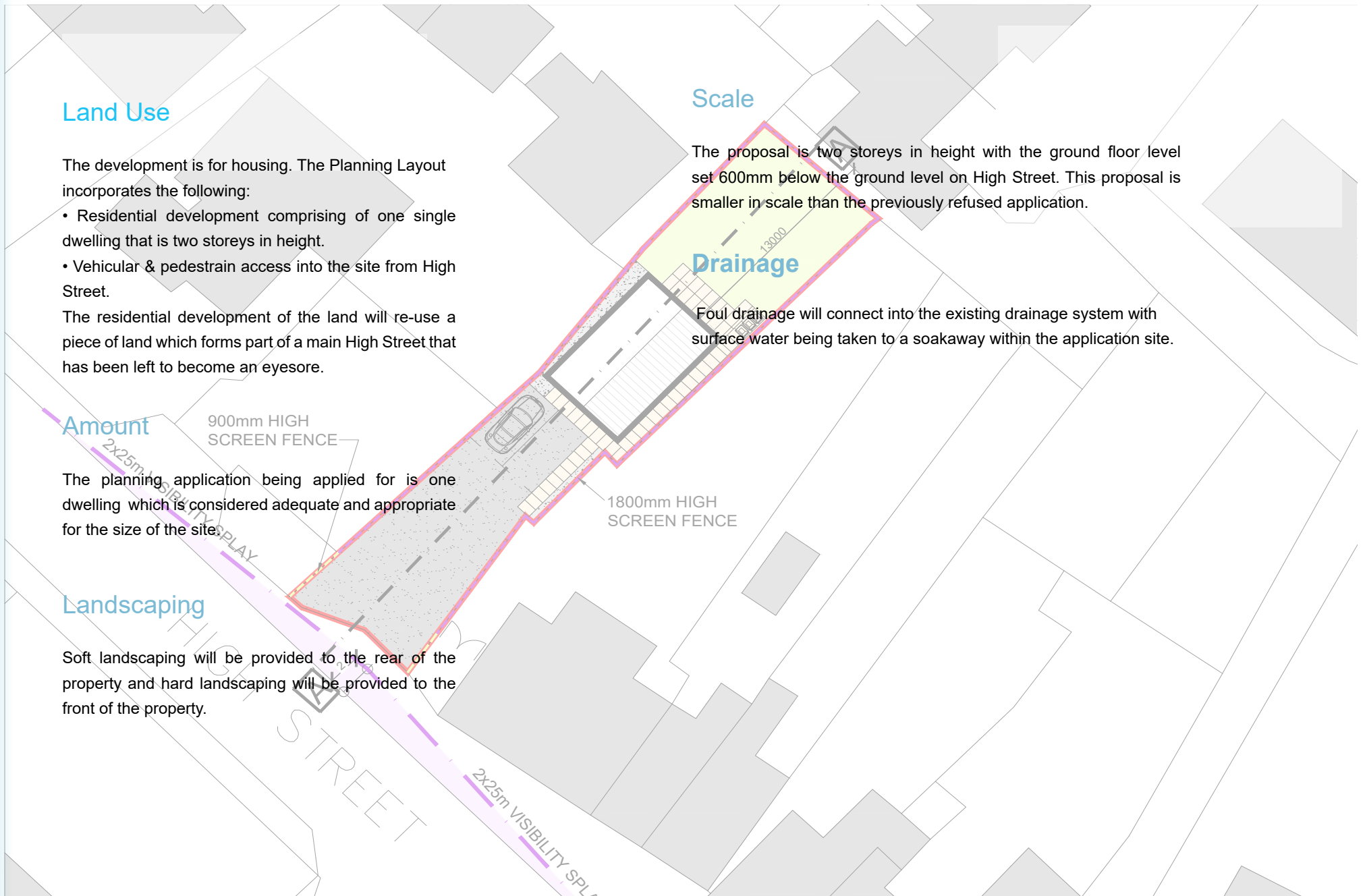
Soft landscaping will be provided to the rear of the property and hard landscaping will be provided to the front of the property.

Scale

The proposal is two storeys in height with the ground floor level set 600mm below the ground level on High Street. This proposal is smaller in scale than the previously refused application.

Drainage

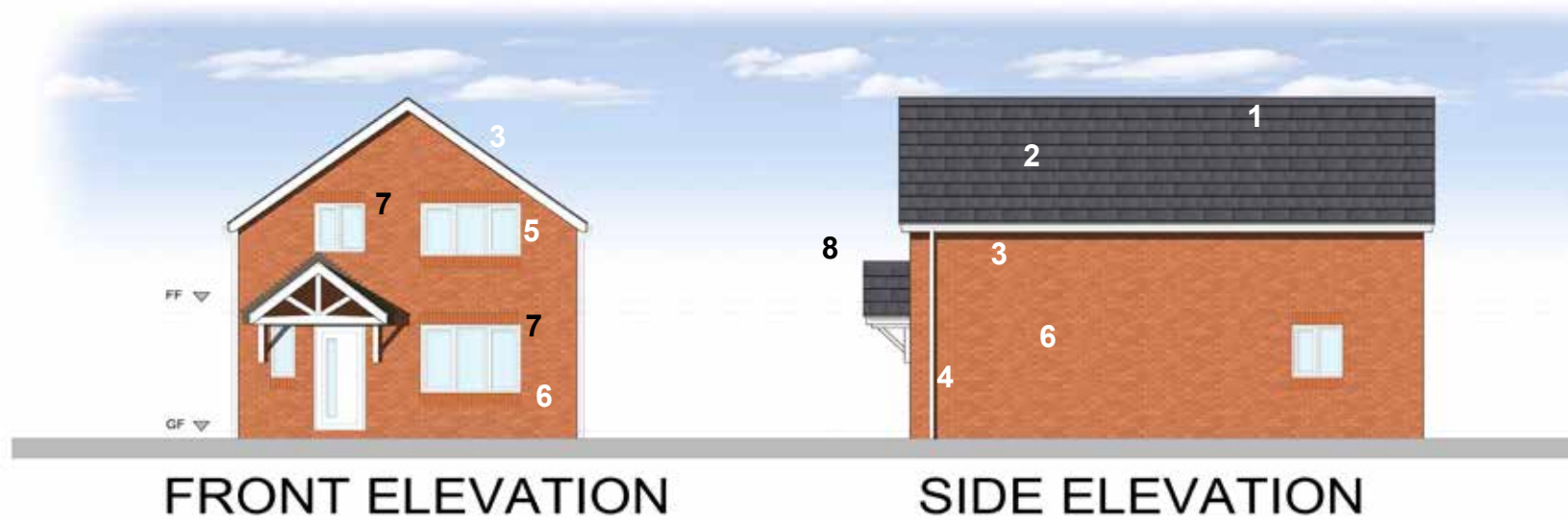
Foul drainage will connect into the existing drainage system with surface water being taken to a soakaway within the application site.



Appearance

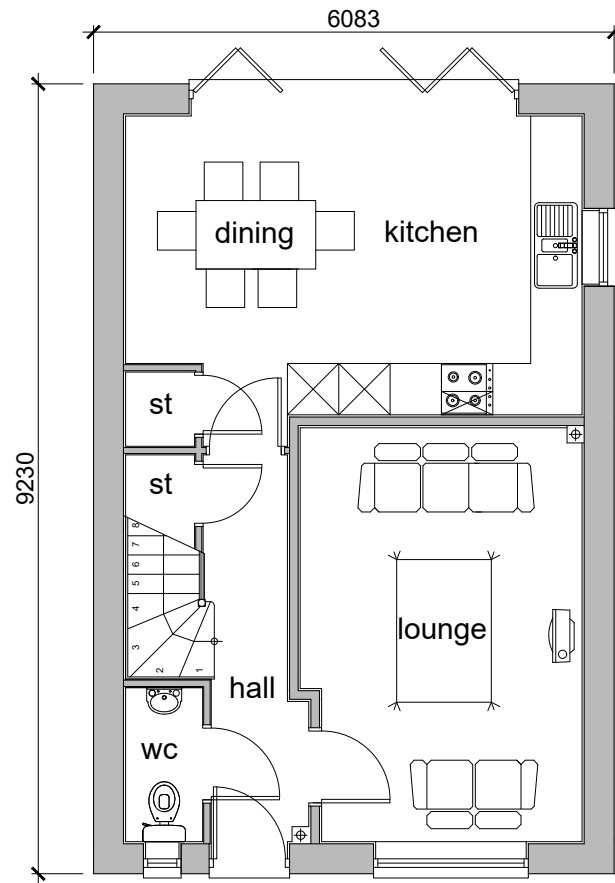
Below is a colour elevation showing the proposed materials to be used on the proposed building.

- 1 - Grey concrete ridge tile
- 2 - Grey concrete roof tile
- 3 - White upvc fascia boards
- 4 - White upvc rainwater goods
- 5 - White upvc window frames
- 6 - Red facing brick
- 7 - Red feature brick

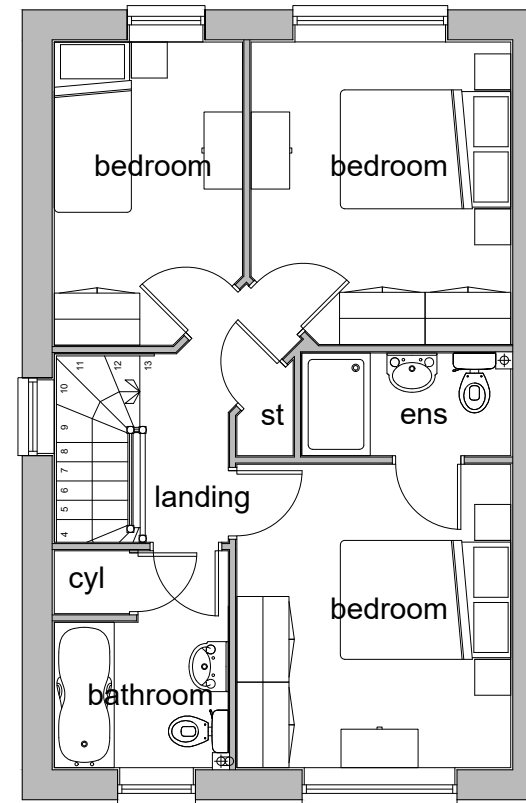


Layout

The plans below show the ground & first floor plans for the proposed dwelling. They have been designed to ensure that minimum interface standards have been met between adjacent dwellings.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Boundary Treatments

Existing Boundary

Existing boundaries to be replaced with 1800mm high screen fence (Image 1) around the plot to within 5m of High Street with 900mm high screen fence taken to the back of pavement.

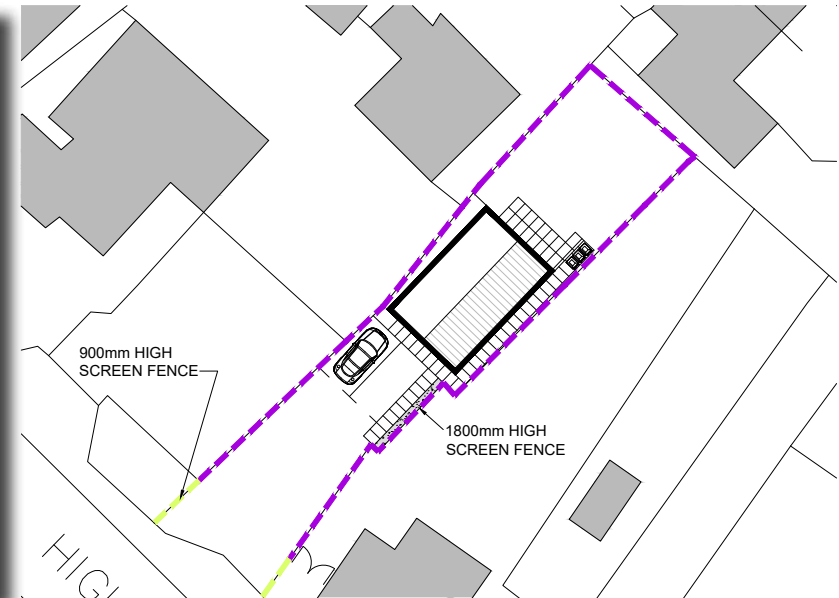
Refuse Storage:

An area of hardstanding has been included to the rear of the property to allow for three wheelie bins

Accessibility:

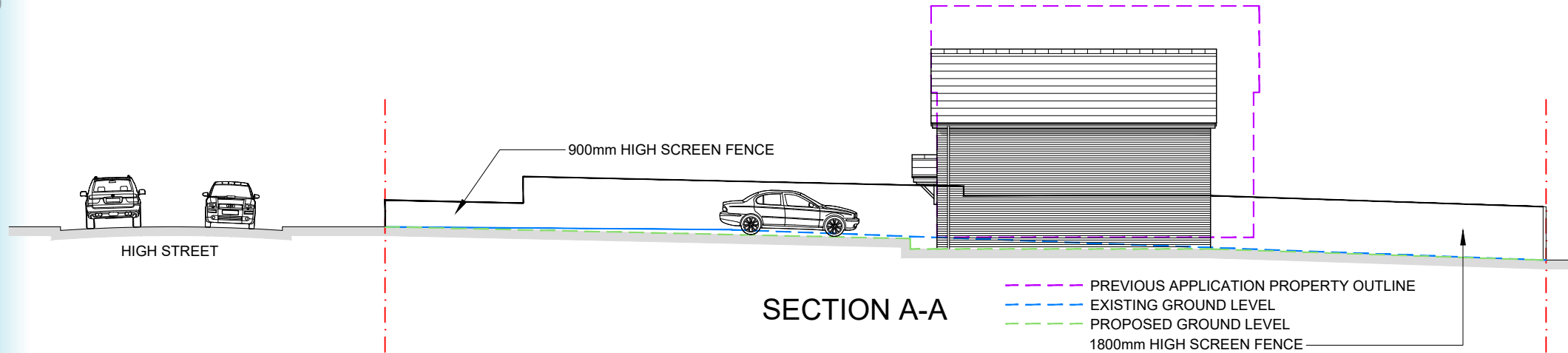
Access to the new apartments will be via a ramped approach to the main entrance from Deans Place. The steps to the apartments inside will comply with Building Regulations Part K & M

IMAGE 1



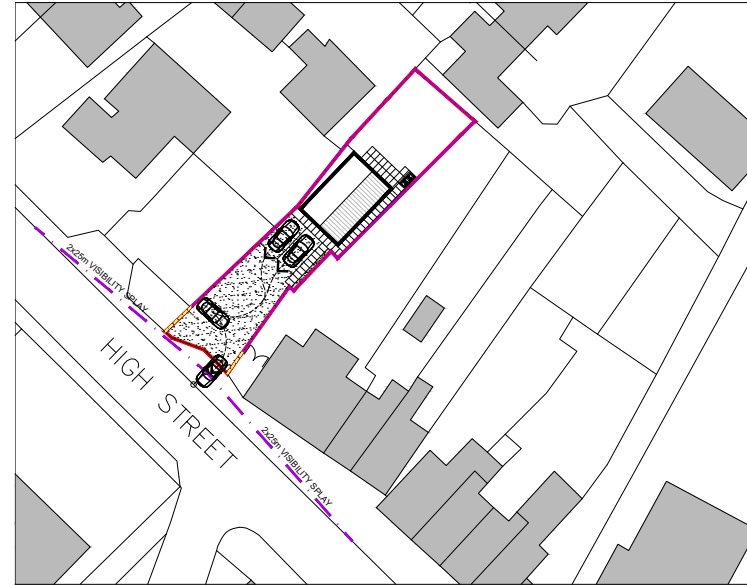
Scale

The section below shows the proposed section through the site. The proposed floor level is to be 600mm below the level of High Street. The proposed dwelling has been reduced in height and with the reduction in floor level gives an overall reduction of 1450mm from the previously applied for ridge height. The overall size of the dwelling have been also reduced to comply with local authority interface standards.



Highways

The plan below shows that the proposed property has two carparking spaces and sufficient area to allow the parked cars to turn around to be able to leave the plot in a forward gear.



Conclusion

The application submitted re-uses a brown field site. The proposal has been reduced in size and scale from the original application and will use materials that compliment the existing street scene. The previous application that was refused was only on Highways grounds and as the Highways officer has advised the visibility requirements have now reduced with the new statutory 20 mph limit to the highway fronting the site.