Aubourn
Architecture

DESIGN AND ACCESS STATEMENT

Introduction –

This Design and Access Statement has been prepared by Aubourn Architecture (the Agent) on behalf of OSBF Pension Scheme (the Applicant). It is submitted to Wrexham County Borough Council to support the erection of 3 x 2 bed two-storey dwellings and 1 x 2 bed single-storey bungalow with 8 car parking spaces on land adjacent The Old Black Horse, Henblas Road, Rhostyllen, Wrexham LL14 4AD.

Included in this document is the project brief, a description of the existing site, and the design principles for the proposed development.

This document should be read in conjunction with the following drawings and supporting documents submitted separately with this planning application.

- Completed Planning Application Forms and Certificate B
- Site Location Plan
- Existing Site Plan
- Proposed Site Plan
- Plots 1 - 3 Proposed Floor Plans
- Plots 1 - 3 Proposed Elevations
- Plot 4 Proposed Floor Plans and Elevations
- Noise Impact Report
- Arboricultural Method Statement

SITE + CONTEXT

Rhostyllen –

Rhostyllen is a village located in Wrexham County Borough, Wales, situated southwest of the city of Wrexham. Historically, it developed as a coal mining community, with the nearby Bersham Colliery playing a significant role in its growth. The village was served by Rhostyllen railway station on the Rhos Branch of the Great Western Railway, which operated from 1901 until its closure to passengers in 1931 and to goods in 1963.

Today, Rhostyllen maintains a distinct identity within the Wrexham area, reflecting its rich industrial heritage and community spirit.



Aerial map of the application site (edged red)

Existing Site –

The Old Black Horse Public House is a two-storey pub that fronts Henblas Road; the building line of the pub is set 4m from the back edge of the pavement. Access to the site is directly from Henblas Road on the north-eastern boundary - there is a large area of car parking to the east of the site, a beer garden/ children's play area directly to the north-west, and a disused area of land to the south-west.

The application site itself it located to the south-west of the public house building and comprises a large unused grassed area, with the exception of two small storage sheds.

The application site is bound on the east and west sides by residential - including properties along Church Street and High Street. Towards the south lie the playing fields of Ysgol Rhostyllen Primary School.



Application site, looking West



Application site, looking South

PLANNING HISTORY

The site has been subject to various planning applications, notably:

P/2016/0809 - Outline planning application for a residiential development of 3 x dwellings, which was approved in February 2017.

P/2020/0079 - Reserved Matters application relating to the outline planning permission, which was approved in July 2020.

P/2020/0534 - Full planning permission for 4 x flats, which appears to be withdrawn (date unknown).

These applications demonstrate that the application site has been deemed suitable for residiential development in the past.

PLANNING POLICY

Policy SP2: Location of Development

The application site is within the defined settlement limit for Rhostyllen. Policy SP2 directs new development to within established settlement limits, therefore accords with Policy SP2.

Policy DM1: Development Management Considerations

The surrounding area is predominately residential in character. The surrounding properties are two-storey terrace houses, similar to the three terrace houses being proposed. Appropriate boundary treatment and landscaping can be secured to ensure an acceptable relationship with the retained pub and adjacent properties. Appropriate landscaping would also improve the site from its current underutilised state.

Policy NE3: Trees, Woodlands and Hedgerows

The proposed development would not cause unacceptable harm to trees or hedgerows of significant value, therefore accords with Policy NE3.

LPGN16: Parking Standards

The proposed development includes a total of 8 car spaces (2 car spaces per dwelling) which meets the parking standards for a 2 bed dwelling, therefore accords with LPGN16.

LPGN21: Space around Dwellings

The proposed development would provide adequate separation distances between the proposed dwellings, together with ample private amenity areas. Therefore the proposed development accords with LPGN16.

APPLICATION PROPOSALS

This section should be read in conjunction with the proposed drawings, submitted separately with this application.

Use –

The proposed development is for 3 x 2 bed two-storey dwellings and 1 x 2 bed single-storey bungalow (Use Class C3).

Layout –

The proposed site layout demonstrates that it is possible to achieve a functional development that sits comfortably within the site and makes a positive contribution to the character and appearance of the area.

The properties can be sited at sufficient distances from the existing public house and nearby dwellings to avoid any significant loss of light or overlooking.

Amount –

The proposed development proposes 3 x 2 bed dwellings, each with a Gross Internal Floor Area (GIFA) of 75sqm, and 1 x 2 bed bungalow, with a Gross Internal Floor Area (GIFA) of 75sqm

There are 8 car parking spaces shown (2 per 2 bed dwelling), which is in accordance with the local parking standards.

There is sufficient space within the private gardens to provide at least 2 secure cycle parking spaces per dwelling. It is considered that this will provide adequate cycle parking for the site to serve the development and promote sustainable travel opportunities.

Scale –

The height of the two-storey dwellings (Plots 1 - 3) is 5.1m at the eaves, with a 40 degree roof pitch. The ridge height is 9m.

The height of the single-storey dwelling (Plot 4) is 2.4m at the eaves, with a 30 degree roof pitch. The ridge height is 5m.

Appearance –

The development has been sympathetically designed to assimilate into the site and surroundings and includes a facing brick facade with brick headers and stone cills, slate roofs and gable features reflective of some existing dwellings in the area.

Landscaping –

Landscaping is proposed within the shared car parking area. Any planting would be subject to detailed design, secured by planning condition, but is likely to consist of low maintenance shrubs and native tree species.

There are trees and vegetation within influencing distance of the proposed development. The proposed development would have no impact upon these trees. A Arboricultural Method Statement is submitted as part of this application.

Access –

Access to the application site will remain via Henblas Road, which is a classified highway subject to a

30 mph speed limit. Visibility from this access more than meets required visibility splays.

Pedestrian access to the proposed residential units will be accessible via a pedestrian link connecting the residential properties to Henblas Road.

Noise -

It is noted that the proposed development is located close to the existing public house and associated pub garden.

A Noise Impact Report is included with this application, which includes reccomendations in relation to the glazing and ventilation specifications to ensure that the development meets an acceptable level of amenity.

Summary –

The application proposals are for the development of 3 x 2 bed two-storey dwellings and 1 x 2 bed single-storey bungalow (Use Class C3) on a site which was previously granted outline planning permission for the development of 3 x 2 bed dwellings (Application: P/2016/0809).

The proposed development presents the opportunity to regenerate a brownfield site and make a contribution to the housing land supply, in a sustainable location with a defined settlement limit.

The amenity that will be afforded to the occupiers of the proposed houses is sufficient and the development will make a positive contribution to the appearance of the area. On-site parking accords with local planning guidance and a safe and satisfactory vehicular access is proposed.

The proposed development represents a sustainable form of development that would not have any unacceptable impact and would sufficiently accord with adopted planning policy and guidance.

The Applicant is willing to discuss any issues that may arise during the consideration of the proposal with the Local Planning Authority.

GREEN INFRASTRUCTURE STATEMENT

The proposed development has been carefully designed to ensure there is no loss to biodiversity on the site, with landscaping plans incorporating measures to deliver a small net increase in biodiversity.

Existing Green Infrastructure –

The majority of the existing site comprises hardstanding and overgrown brownfield land. The southern boundary of the site contains a line of trees. These features are retained and protected where possible to maintain the site's existing ecological value.

Proposed Green Infrastructure –

The landscaping scheme integrates a mix of native planting, pollinator-friendly species, and enhancements to existing green spaces. Key features include:

- New planting to strengthen ecological corridors.
- Bird boxes and bat roosts to encourage wildlife habitation.

Step-Wise Approach (PPW12, Chapter 6) –

The development aligns with the Step-Wise approach for biodiversity and ecosystem resilience:

Avoidance: Existing green infrastructure has been retained where possible, and no protected habitats or species will be impacted.

Minimization: Construction activities will follow best practices to reduce disturbance to local biodiversity.

Mitigation: Enhancements such as native planting and habitat creation are included in the design.

Compensation: Not applicable, as no biodiversity loss is anticipated.

Net Biodiversity Benefits –

The project will deliver a small but measurable increase in biodiversity through:

- Increasing habitat diversity with native and pollinator-friendly plants.
- Creating nesting and roosting opportunities with bird and bat boxes.
- Ensuring sustainable management of landscaped areas to support long-term ecological resilience.

This commitment reflects the principles of sustainable development and supports the goals set out in Planning Policy Wales, ensuring the project contributes positively to the local green infrastructure network and enhances biodiversity on-site.

CIAT

CHARTERED PRACTICE

www.aubourn-architecture.com