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Design and Access Statement



Statement prepared for:

Mrs Ruth Edwards

9 High Street,
Ruabon,
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Statement required for:

Proposed reinstatement of traditional shop frontage.

1. Brief:

- 1.1** We have been approached by our client to obtain full planning permission for reinstatement of a traditional frontage following enforcement action.
- 1.2** The site is a terraced property with a shop at ground floor level and flat above, located within the Ruabon conservation area.
- 1.3** As can be seen on the satellite image below the property is part of the high street frontage and therefore, the traditional character of the street must be considered.



1. Satellite image of the site.

2. Access, including movement to and from the site:

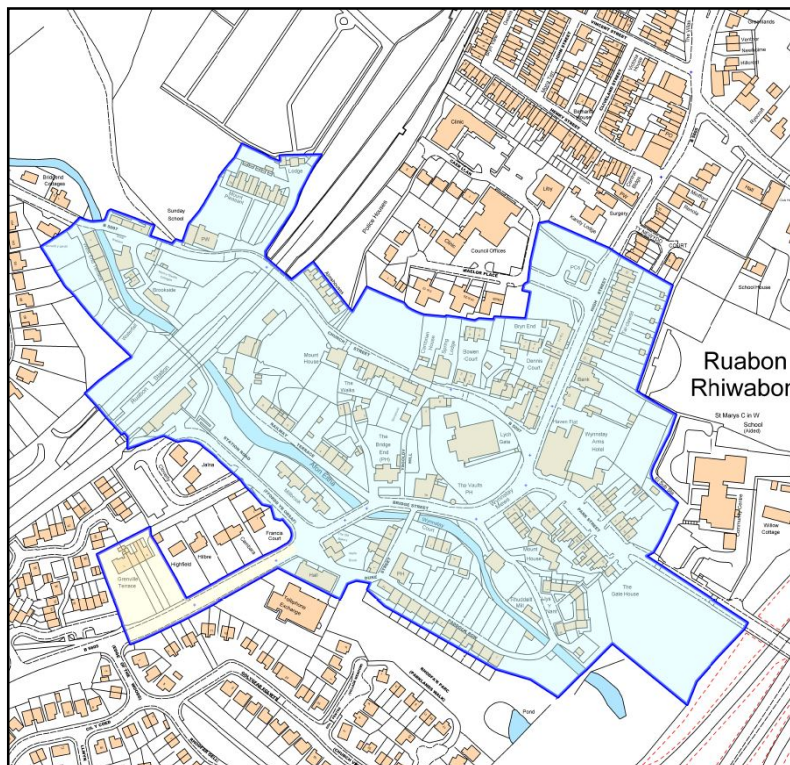
- 2.1** The site is accessed off the B5097 within the village of Ruabon. The B5097 is responsible for linking the village of Ruabon to Overton, and also providing a link to the A483.
- 2.2** The A483 provides commuters with road links to the towns of Wrexham & Oswestry, and the City of Chester. All three destinations being within a 30 minute car journey of the application site.
- 2.3** The A483 provides links to other major roads which can be accessed near Chester. The A55 express way connects road users to the North Wales coast meaning The City of Bangor is within an hour's car journey. The M53 & M56 is accessed off the A55 meaning good road links to Manchester and Liverpool are also within a relatively short distance of the site.
- 2.4** The current access point will be altered to match the original recessed doorway, as shown on the proposed plans, which will have minimal impact on accessibility.
- 2.5** There are numerous parking locations surrounding the site and is in a sustainable location being in the village centre, close to public transport links, such as regular bus services and trains.

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- This map shows the area around the Pontcysyllte Aqueduct, a UNESCO World Heritage Site. The River Dee flows through the landscape, with the aqueduct crossing it. Key roads include the A5 (yellow line), A483 (orange line), and A539 (white line). Local landmarks and businesses marked include Guan's Banquet House, Wong Sing Takeaway, and several woods such as Tyddyn-uchaf Wood, Wern Wood, and Moor Wood. The map also shows the location of the Pontcysyllte Aqueduct and the surrounding residential and commercial areas.

3. Character:

- Page 3 of 5

- 3.4** Many of the surrounding properties have retained what appear to be original timber frame windows, aside from a small number including the neighbouring property that has upvc windows, very similar to the current existing windows on the application site property.
- 3.5** The application site is positioned within the conservation area of Ruabon. It is important to note properties that add to the designated area have been included, which has provided elements of the map that appear disjointed as can be seen with Grenville Terrace.



3.
Map of Conservation Area

- 3.6** A varied street scene is present in the vicinity of the application site. A number of architectural statements have been made within the site's vicinity including listed buildings such as, the Wynnstay Arm's, Mary's Salon and St. Mary's Church.

4. Appearance/Design Principles & Concept

- 4.1** The currently installed upvc windows have not been installed with consideration to the conservation area and have been considered detrimental to the character of the area. The new proposal has been designed to help retain the traditional appearance of the street.
- 4.2** In order to fulfil the reinstatement of the traditional frontage, the upvc windows and door will be replaced by powder coated aluminium in the original style to prevent any detriment to the high street character, while providing a more suitable shop front for the client.
- 4.3** Originally, the door was recessed back into the shop which is an important recurring characteristic of the street. We have reintegrated this feature to ensure that the design is closer to the original frontage.

5. Community Safety

- 5.1** According to information available to the general public there has been 19 crimes reported in the vicinity for the month of December 2023. This information has been obtained from the Police website. (www.Police.uk)
- 5.2** There is very little reason to suggest why the introduction of family homes would see an increase in these crime figures.

6. Environmental Sustainability

- 6.1** Double glazed units will be used to ensure sufficient u-values and improve thermal efficiency.
- 6.2** Aluminium is a strong material that requires very little maintenance therefore, it is a durable alternative making it a sustainable option for this proposal.

7. Local And National Policies.

- 7.1** The proposed alteration's to the frontage is compliant with policies PS2 & EC7 of the Wrexham UDP.

8. Conclusion:

- 8.1** We feel this planning application should be looked favourably upon and granted permission as we feel there are no justifiable reasons for refusal.
- 8.2** The proposal would provide a suitable shop front to the barber shop, while retaining the traditional aesthetic of the property, adding to the characteristics of the street.
- 8.3** The neighbouring property has upvc windows very similar to the current windows in the proposed site shop that are not considered to be in line with the character of the conservation area, therefore, we believe there is little reason to refuse this proposal.

Document Prepared by:

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on behalf of Blueprint Architectural Services Ltd