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Design and Access Statement **Rev A**



Statement prepared for:

Mr Steven Davies

Wynn Offa,
Wynnstay Yard,
Ruabon,
Wrexham,
LL14 6DP.

Statement required for:

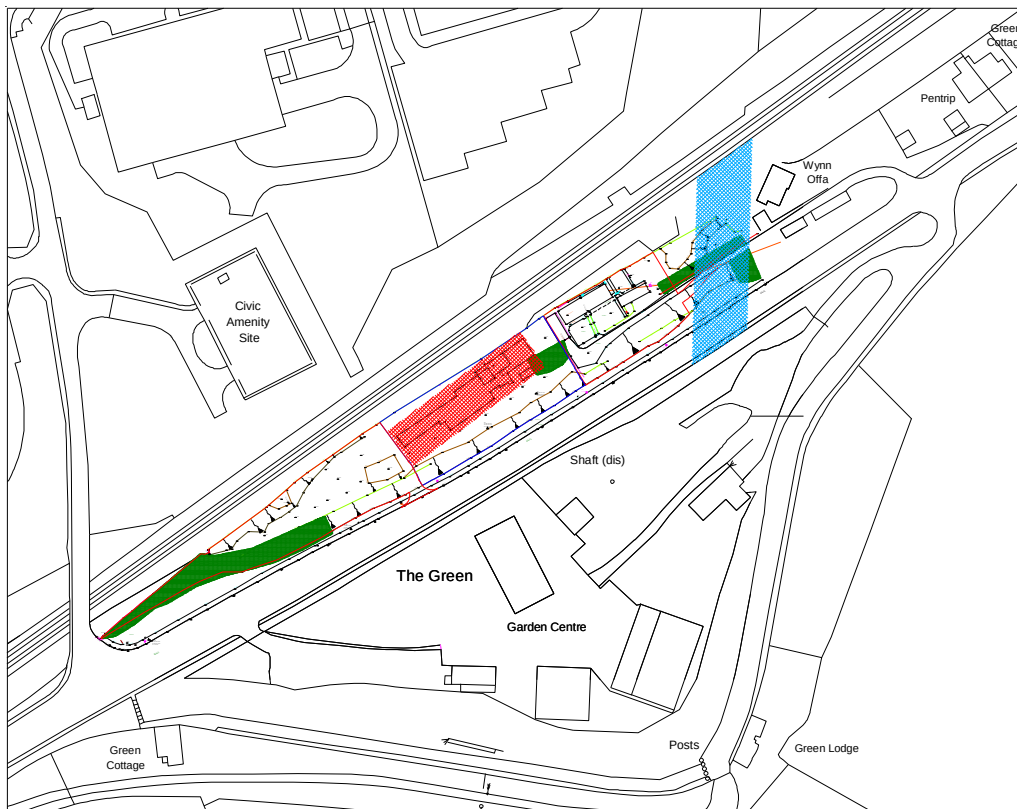
Proposed development at land adjacent to The Walker Building, Wynnstay Yard, Ruabon, Wrexham, LL14 6DP.

1. Brief

- 1.1** We have been employed by our client to gain Outline Planning Permission for a development on land adjacent to The Walker Building, Wynnstay Yard, Ruabon.
- 1.2** Our client's intention is to develop the site with 6no. residential dwellings located on two sections of the land, either side of The Walker Building.
- 1.3** A topographical survey has been completed on the site; illustrating levels, position of trees and existing buildings/structures on the site. The bungalow and associated outbuildings are marked for demolition, allowing the construction of 4no. dwellings.
- 1.4** The site is a long parcel of land, which is currently classed as wasteland, with an existing site access located at the far northeast point of the site.
- 1.5** The proposed site is situated in the settlement area of Acrefair. However, our site address is located within the jurisdiction of Ruabon.
- 1.6** The importance of The Walker Fanhouse has been recognised. The structure is listed as an ancient monument. However, our residential development proposal is outside the curtilage of The Walker Fanhouse and therefore having no impact on the ancient monument.
- 1.7** The site has had several applications submitted over the years. One of the most recent applications was refused by Wrexham County Council in December 2017 Ref:P/2017/0853.
- 1.8** During the previous application (P/2017/0853); a site meeting was held where Cadw presented plans, stating the building continued further along the site underground (See Cadw Documentation 1 & 2). Following inspection of these plans it is evident that they relate to a different building. Firstly, the name stated on these plans relate to Ruabon Colliery where as our proposed site is Wynnstay Colliery. Secondly, the shape of the building drawn on these plans is different to the building constructed on site. Therefore, it can be deemed that the building is only that of what is indicated on our drawings (D075/015), justifying that there is no reason for increasing the curtilage of The Walker Fanhouse.
- 1.9** The proposed scheme has been developed and considered with relation to national, regional and local planning policies and all relevant frameworks. All throughout there has been a working relationship between ourselves, and the client.

2. Access, including movement to and from the site

- 2.1** The existing access, located to the far northeast of the site, is to remain in situ. The access will be widened to provide a superior private road to four of the dwellings.
- 2.2** To gain access to the further two dwellings; it is our client's intention to form a new access point off the B5605 to gain access to the site off the main highway. This access will be a minimum of 4.8m wide to allow for adequate passing of two vehicles in opposite directions.
- 2.3** The new access point can provide with the required visibility splays, ensuring a safe proposed access point on to the parcel of land for the residential development.
- 2.4** Within the site's boundary there are adequate parking facilities for occupants with sufficient turning areas for vehicles to enter/exit the site in a forward motion.



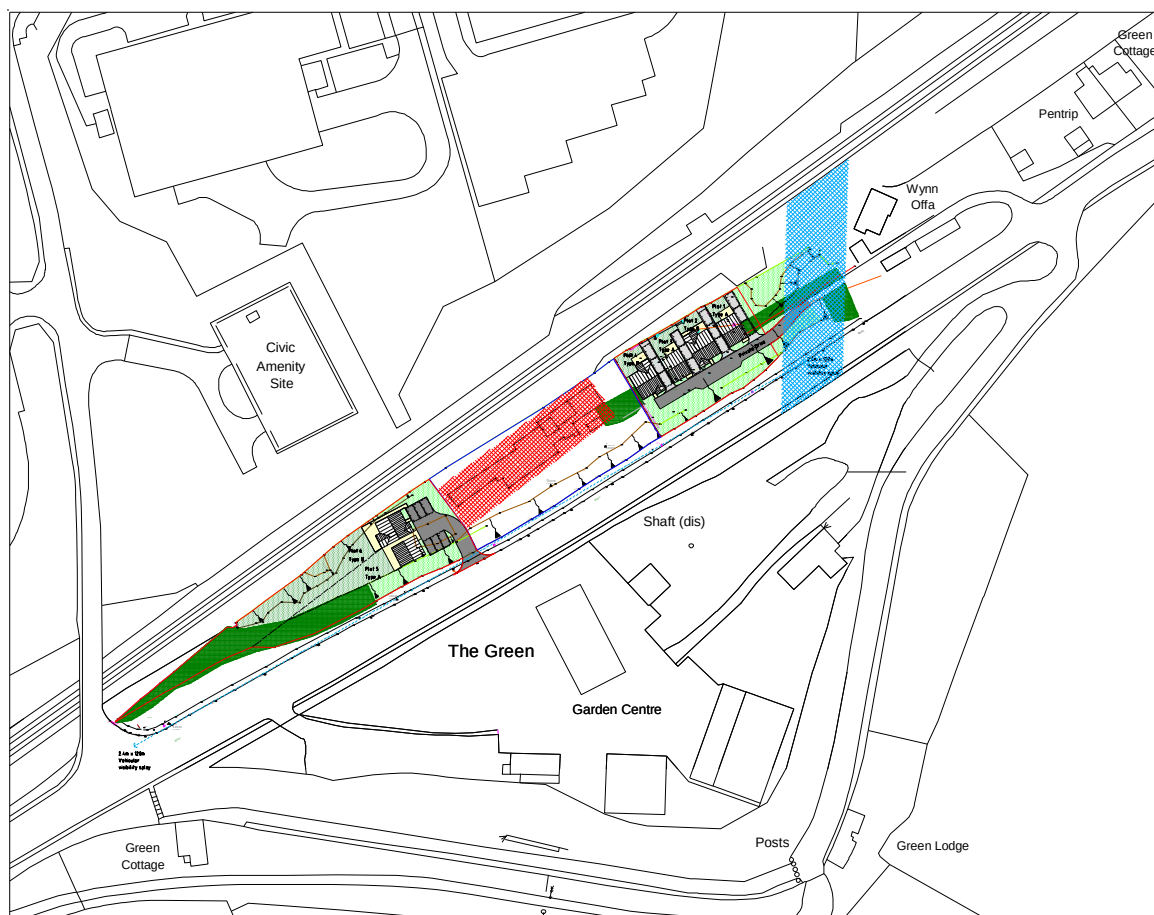
1. Existing Site Plan

- 2.5** The proposed site is located off the B5605, Ruabon. The B5605 is the main link road between Ruabon and Cefn-Mawr.
- 2.6** Ruabon is a small village located within the local borough of Wrexham. Situated near the villages of Johnstown, Penycae and Cefn-Mawr, Ruabon is only a few miles from the town centre of Wrexham.
- 2.7** The site has good road links to the town centre of Wrexham via A483. The A483 also joins onto A55 which allows easy road links to the rest of North Wales, Chester and England.



2. Ruabon Train Station and Bus Stop

- 2.8** Regular bus services are provided that run through Ruabon and terminate in Wrexham. Several bus routes run through the village; the 2 & 2A busses terminate in Oswestry, 2B & 2C busses terminate in Cefn Mawr, the no 5 bus terminates in Llangollen and the T3 bus terminates in Barmouth meaning a variety of destinations are available from our site.
- 2.9** There are also good rail links from the village centre; the rail network is vast, with direct trains to Swansea and Cardiff available from Ruabon. A host of other destinations are also available with changes such as Chester, Liverpool, Manchester & London. Ruabon is an ideal location for commuters via the rail network.
- 2.9** When the full design of the development is completed for the reserved matters/full application, the dwellings will be designed to ensure that all doors and passageways are wheelchair accessible to enable easy means of entering/exiting the properties.



3. Proposed Site Plan

3. Character

- 3.1** Ruabon is a village located approximately 6 miles from the town of Wrexham and 10 miles from Oswestry. Ruabon is located in the County Borough of Wrexham.
- 3.2** With various architectural designs and periods of construction in Ruabon; there are number of different facing materials used within the village from brickwork to stonework. When walking around the village there doesn't seem to be a precedent for the type of construction in the village.

3.3 As detailed within section **1** of this document the land adjacent to our site is occupied by The Walker Fanhouse. The Walker Fan House was built 1902 to ventilate Wynnstay Colliery which operated from 1856 to 1927. Walker fans were patented in 1887 and the building housed a fan of 6.7m diameter.

3.4 The Walker Fanhouse is constructed from red bricks which are not unusual for the area. The site has been subjected to fly tipping with topography of the land altered over the years.

4. Appearance/Design Principles & Concepts.

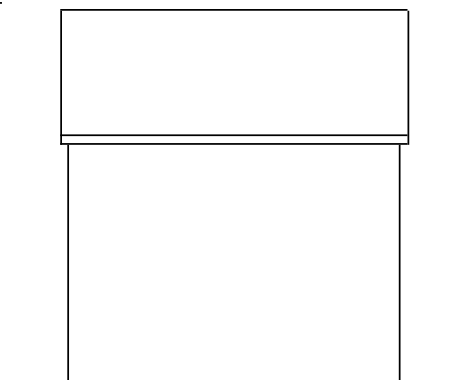
4.1 The site layout has been defined by the proposed access route into the site & surrounding residential dwellings. The design concepts follow the requirements set out by the local authority, attempting to maximize the development opportunity of a brownfield site within the settlement limit.

4.2 The street scene is largely made up of detached dwellings, which vary from small bungalows to two storey dwellings. It is our client's intention to build 6no. detached dwellings within the sites boundaries.

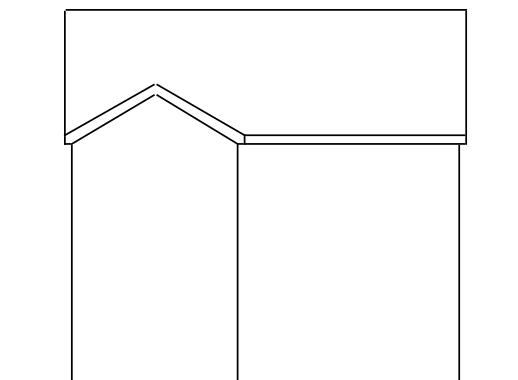
4.3 The development will provide the area with additional family homes. The proposal is for 3 & 4 bedroomed properties, provided with adequate amenity space and parking facilities. The properties are to comprise of detached dwellings, with varying roof designs to suit their location on the site.

4.4 The principle of design has also been considered in relation to secure rear amenity spaces, layout and separation distances achieved between each property. Understandably an outline application is an imitation of what can be done on site, however careful consideration has been given to specific design principles during the proposed layout as indicated on our planning drawings.

4.5 We have illustrated gable roof structures to the properties with projections to the front and rear to house type B. These projections will provide additional character to the appearance to ensure there is uniqueness to the development and variation along the street scene.



House Type A:
Typical Front Elevation



House Type B:
Typical Front Elevation

4. Typical Elevations

4.6 The proposal is to construct the dwellings to be sympathetic to the surrounding area. This would mean using conventional materials such as brickwork for the external walls.

4.7 Roof coverings are to be slate grey interlocking concrete roofing tile to match the coverings used on the adjacent bungalow of Wynn Offa.

5. Community Safety

5.1 According to information available to the general public there has been 13 crimes reported in the vicinity for the month of August 2018. This information has been obtained from the Police website (www.Police.uk)

5.2 There is very little reason to suggest the residential development would see an increase in these crime figures.

5.3 The proposed development will improve on natural surveillance, with residential occupancy on the site. Providing this addition to the area will ensure fly tipping will not occur in the area.

6. Environmental Sustainability

6.1 The buildings will be fully insulated to meet the requirements of the current building regulations, thus ensuring the dwellings will be thermally and acoustically efficient.

6.2 Double glazed units will be used throughout and energy-efficient heating system will be installed to heat the dwellings.

6.3 All dwellings will be fitted with lighting outlets which take lamps of luminous efficacy of at least 40 lumens/circuit watts to ensure that the dwellings have efficient light fittings. 100% of light fittings installed are to be energy efficient light fittings.

6.4 Due to the sites location services will be in close proximity, ensuring this development opportunity will be sustainable to the local area.

7. Local And National Policies.

7.1 The proposed residential development is compliant with policies PS1, PS2, PS3 and PS4 of the Wrexham UDP.

7.2 Our Scheme to develop this parcel of land will be compliant to Policy GDP1.

8. Conclusion

8.1 Support of this application on a brownfield site would allow the local authority to reduce their deficit on new dwellings required for the county borough, a need which has been recognised for a number of years.

8.2 Development of this parcel of land within the community will vastly improve on the current characteristics of the site, adding to the natural surveillance for the area.

8.3 The construction of a residential development would be a natural progression of the residential areas.

- 8.4** One of the reasons for refusal on the previous application Ref:P/2017/0853 was insufficient information to demonstrate that the proposed development will not directly or indirectly impact upon the scheduled monument. It is clearly indicated on the planning drawings Ref:D075/015 that the proposed development is located outside the curtilage of the scheduled monument. This reduced scheme therefore has no impact at all on the schedule monument and consequently satisfying this reason for refusal.
- 8.5** We feel this planning application should be looked favourably upon and granted permission as we feel there are no justifiable reasons for refusal.

*Document Prepared by:
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Architectural Technician
on behalf of Blueprint Architectural Services Ltd*

Rev A – 31/10/18 S.M.E.