

Blueprint Architectural Services Ltd

Office 3K4, Redwither Tower, Redwither Business Park, Wrexham. LL13 9XT

Tel: 01978 356500

design@blueprintarchitectural.com

www.blueprintarchitectural.com

Design and Access Statement



Statement prepared for:

Mr I Paul

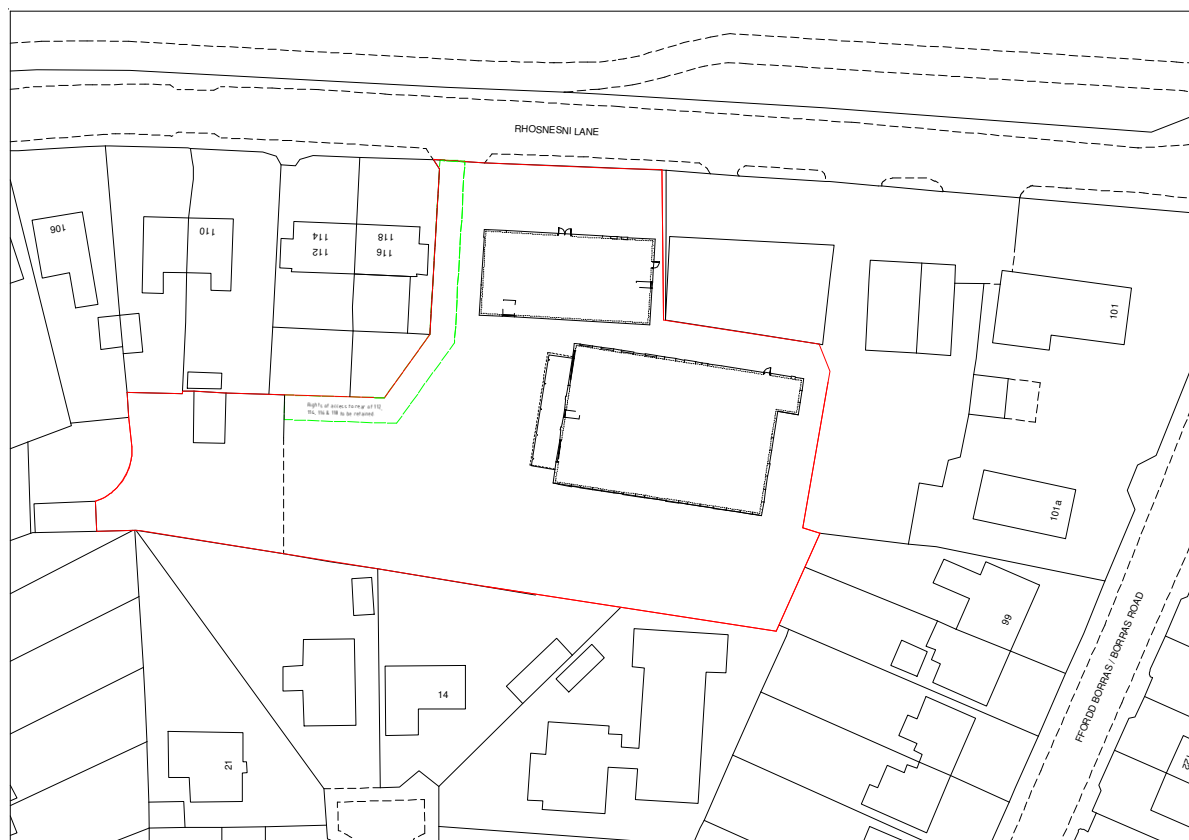
6 Stancliife Avenue
Marford
Wrexham
LL12 8LP

Statement required for:

Outline application for demolition of existing shop and storage unit at 120 Rhosnesni Lane, Borrass, Wrexham. LL12 7NB.

1. Brief:

- 1.1** We have been approached by our client to seek the outline planning permission required for a proposed residential development.
- 1.2** Our initial task was to survey the existing buildings, allowing us to document the buildings that currently occupy the site.
- 1.3** The existing storage unit to the rear of the site is in a poor state of repair, the brief includes for the demolition of this unit & the proposed shop unit as part of the proposal put forward to re-develop the site.
- 1.4** As can be seen on the existing site plan below the application site is surrounded by residential dwellings, allowing the proposal to be feasible in this area.



1.
Existing Site Plan

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

- 2.1** There is a current vehicular access point off Rhosnesni Lane serving the shop and storage unit. As part of the proposal put forward the existing access point will be relocated centrally to the site when viewed from Rhosnesni Lane. This will provide a superior access into the application site with enhanced visibility splays.
- 2.2** Rhosnesni Lane has a speed limit of 30mph, a speed which we don't believe vehicles can sustain due to the traffic calming measures that are in place along the highway.

-
- 14
- 21
- 106
- 110
- 112
- 114
- 116
- 118
- 120
- 122
- 124
- 126
- 128
- 130
- 132
- 134
- 136
- 138
- 140
- 142
- 144
- 146
- 148
- 150
- 152
- 154
- 156
- 158
- 160
- 162
- 164
- 166
- 168
- 170
- 172
- 174
- 176
- 178
- 180
- 182
- 184
- 186
- 188
- 190
- 192
- 194
- 196
- 198
- 200
- 202
- 204
- 206
- 208
- 210
- 212
- 214
- 216
- 218
- 220
- 222
- 224
- 226
- 228
- 230
- 232
- 234
- 236
- 238
- 240
- 242
- 244
- 246
- 248
- 250
- 252
- 254
- 256
- 258
- 260
- 262
- 264
- 266
- 268
- 270
- 272
- 274
- 276
- 278
- 280
- 282
- 284
- 286
- 288
- 290
- 292
- 294
- 296
- 298
- 300
- 302
- 304
- 306
- 308
- 310
- 312
- 314
- 316
- 318
- 320
- 322
- 324
- 326
- 328
- 330
- 332
- 334
- 336
- 338
- 340
- 342
- 344
- 346
- 348
- 350
- 352
- 354
- 356
- 358
- 360
- 362
- 364
- 366
- 368
- 370
- 372
- 374
- 376
- 378
- 380
- 382
- 384
- 386
- 388
- 390
- 392
- 394
- 396
- 398
- 400
- 402
- 404
- 406
- 408
- 410
- 412
- 414
- 416
- 418
- 420
- 422
- 424
- 426
- 428
- 430
- 432
- 434
- 436
- 438
- 440
- 442
- 444
- 446
- 448
- 450
- 452
- 454
- 456
- 458
- 460
- 462
- 464
- 466
- 468
- 470
- 472
- 474
- 476
- 478
- 480
- 482
- 484
- 486
- 488
- 490
- 492
- 494
- 496
- 498
- 500
- 502
- 504
- 506
- 508
- 510
- 512
- 514
- 516
- 518
- 520
- 522
- 524
- 526
- 528
- 530
- 532
- 534
- 536
- 538
- 540
- 542
- 544
- 546
- 548
- 550
- 552
- 554
- 556
- 558
- 560
- 562
- 564
- 566
- 568
- 570
- 572
- 574
- 576
- 578
- 580
- 582
- 584
- 586
- 588
- 590
- 592
- 594
- 596
- 598
- 600
- 602
- 604
- 606
- 608
- 610
- 612
- 614
- 616
- 618
- 620
- 622
- 624
- 626
- 628
- 630
- 632
- 634
- 636
- 638
- 640
- 642
- 644
- 646
- 648
- 650
- 652
- 654
- 656
- 658
- 660
- 662
- 664
- 666
- 668
- 670
- 672
- 674
- 676
- 678
- 680
- 682
- 684
- 686
- 688
- 690
- 692
- 694
- 696
- 698
- 700
- 702
- 704
- 706
- 708
- 710
- 712
- 714
- 716
- 718
- 720
- 722
- 724
- 726
- 728
- 730
- 732
- 734
- 736
- 738
- 740
- 742
- 744
- 746
- 748
- 750
- 752
- 754
- 756
- 758
- 760
- 762
- 764
- 766
- 768
- 770
- 772
- 774
- 776
- 778
- 780
- 782
- 784
- 786
- 788
- 790
- 792
- 794
- 796
- 798
- 800
- 802
- 804
- 806
- 808
- 810
- 812
- 814
- 816
- 818
- 820
- 822
- 824
- 826
- 828
- 830
- 832
- 834
- 836
- 838
- 840
- 842
- 844
- 846
- 848
- 850
- 852
- 854
- 856
- 858
- 860
- 862
- 864
- 866
- 868
- 870
- 872
- 874
- 876
- 878
- 880
- 882
- 884
- 886
- 888
- 890
- 892
- 894
- 896
- 898
- 900
- 902
- 904
- 906
- 908
- 910
- 912
- 914
- 916
- 918
- 920
- 922
- 924
- 926
- 928
- 930
- 932
- 934
- 936
- 938
- 940
- 942
- 944
- 946
- 948
- 950
- 952
- 954
- 956
- 958
- 960
- 962
- 964
- 966
- 968
- 970
- 972
- 974
- 976
- 978
- 980
- 982
- 984
- 986
- 988
-

- 2.4** It has been brought to our attention that a right of way for occupants of 112, 114, 116 & 118 in the form of a 12ft access route to the rear of their properties. As part of the development it has been noted this rights of access is to be retained as can be seen on drawing no P103/005, with the proposed access point altered to accommodate the proposal.
- 2.5** The site address is Rhosnesni Lane, which joins Borrass Road at a roundabout opposite the application site. The road network allows vehicles the opportunity to access the busy roads of Chester Road and Holt road via Dean Road. Holt Road and Chester Road terminate close to Wrexham town centre which means the site is within a short car journey of the town. In the opposite direction Holt Road joins with the A516 and the new bypass which has been constructed to improve access into Wrexham industrial estate.
- 2.6** The A516 links up with A483 at the Gresford roundabout intersection, the A483 is the main dual carriageway linking Chester (northbound) and Oswestry (southbound), this means the site is easily accessible far car users to vast employment.
- 2.7** The site is within walking distance of a local convenience store located on Dean Road. The town centre is also within a 10-15 minute walking distance of the site where many local conveniences can be found such as large supermarket chains which are located just off Holt Road. Restaurants and leisure facilities can also be found close to the town centre.

- 2.8** When the full design of the development is completed for the reserved matters/full application, the dwellings will be designed to ensure that all internal doors and passageways are wheelchair accessible to enable easy means of entering /exiting the properties.



3. Existing Access Point

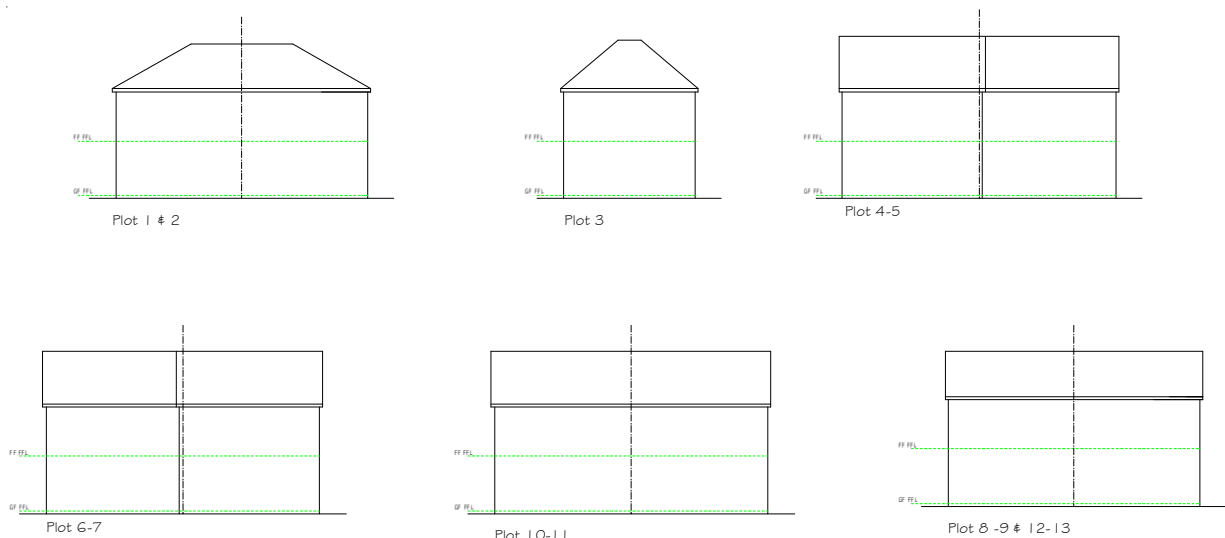
3. Character:

- 3.1** Wrexham is a large town with an ever growing population. Wrexham has undergone a huge redevelopment in recent years with the addition of Eagles Meadow Shopping centre. The secondary school a stone's throw from the application site has been extended and altered to provide the town with what is known as a super school with some 1250 pupils.
- 3.2** Typically the area has semi-detached dwellings and apartments as noted immediately adjacent to the application site, with detached bungalows present to the rear. Hip & Gable roof structures are present in close proximity of the development site, the residential units in the vicinity have been constructed from facing brick/rendered walls, and roofs finished with a mixture of tiles & slates, the variation in materials provides an interesting street scene.
- 3.3** To the east of the application site on Rhosnesni lane, a vast majority of the commercial units have been altered over time. Commercial units in the vicinity include Clifton's show room and a Barbers shop.
- 3.4** The existing shop and storage unit occupy's a large plot, it is understood there was a former builders yard on the application site to the rear of 110 Rhosnesni Lane. The storage unit currently occupying the rear of the site is industrial in character, constructed from brickwork with corrugated roofing sheets forming the roof covering to the unit. Large access doors have been provided to the unit to obtain access with a HGV to unload/load goods. Due to the storage units poor state of repair, its demolition would remove a potential hazard and ensure the proposal has a positive impact to the area.



5. Existing Buildings on site

- 3.5** The shop unit to the sites frontage is bland in character. Its original construction appears to date back to the 50s with the fenestration and flat roof construction. Understandably as with a vast majority of commercial buildings, the unit has been altered over the years, extended to match the need for floor space or storage space. The loss of this unit would enhance the characteristics of the area.



5. Typical Elevations

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 in a central village location, within the settlement limit.

- 4.2** The development will provide the area with additional family homes. The proposal is for 2 & 3 bedroomed properties, provided with ample amenity space and parking facilities. The properties are to comprise of detached and semi-detached dwellings, with varying roof designs to suit their location on the site.
- 4.3** Proposed roof structures are to vary on the site as noted on the typical elevations drawing no: P103/006. The Hipped roofs to the site frontage are intended to allow the proposals to fit in with the existing adjacent dwellings. The gable roofed dwellings to the rear of the site will provide the development with character and ensure the varied house types and designs in the area are continued theme on this proposed development.
- 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** Although the appearance is not for consideration during an outline planning application it is our clients intention is to construct the dwelling in a sympathetic manner to the existing surrounding residential units.

5. Community Safety

- 5.1** According to information available to the general public there has been 47 crimes reported in ward of Maesydre for the month of January 2018. The crimes reported vary from burglary to anti-social behavior. 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 a residential development to the area would see an increase in these crime figures.
- 5.3** The inclusion of this development to vicinity will vastly improve the natural surveillance. All perimeters of the application site would be viewed by occupants of the proposed dwellings.
- 5.4** The proposed development would deter vandalism with the demolition of the disused storage unit.

6. Environmental Sustainability

- 6.1** By allowing this area to be re-developed, we are able to make excellent use of a brownfield site. The proposed dwellings will be compliant with current building regulations, achieving excellent thermal values providing comfortable homes.
- 6.2** As part of the development contractors must ensure 100% of light fittings are efficient fittings. Boilers that are to be installed to heat the dwellings must have a Sedbuk rating of at least 89%. By installing such a boiler it will help reduce our carbon footprint.

- 6.3** A SAP report will be generated at the building regulations stage which will dictate to our client the need to provide renewables as part of the project. Should any PV panels be required to ensure the SAP report is compliant, panels will be installed on the rear roof face.
- 6.4** The developed parcel of land would be sustainable to the area, due to services being in close proximity of the site, public transport links a minutes' walk away & refuse collections already being undertaken in close proximity to the application site.
- 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** We feel this planning application should be looked favourably upon as we feel there are no justifiable reasons for refusal.
- 8.2** 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.
- 8.3** 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.
- 8.4** The construction of a residential development would be a natural progression of the residential areas.

*Document Prepared by:
Dafydd John Edwards (ACIOB)
Senior Architectural Technician
on behalf of Blueprint Architectural Services Ltd*

*Revision A Prepared by:
Dafydd John Edwards (ACIOB)*

*Revision B Prepared by:
Dafydd John Edwards (ACIOB)*