

ALDI Ruabon – Design Statement



Introduction

The principles for development on this site were set out in the outline planning application reference; P/2014/0021 and subsequent application to vary conditions reference; RUA P/2018/0053 approved on 18.05.2018. The scheme is broadly in line with the aspirations set out in the schematic layout, supporting documents and design and access statement submitted with the above-mentioned applications.

Siting

The proposals will enable and facilitate a viable phased approach allowing future development to come forward. The scheme is to deliver the 1st phase of the masterplan, with influence from the masterplan setting out the movement across the site. The proposal sets out the principles for the remainder of the development to conform to, with emphasis been drawn to the strong link back to Ruabon town centre.

Scale

The density and built form for the retail and commercial uses occupy the more prominent locations on the site, retail is adjacent to the A539, this is also convenient for pedestrian and cycle access to and from Ruabon.

Design

The scheme design and layout takes precedent from the 'character' section of the outline applications Design and Access Statement, setting the principle of place making.

The commercial phase is a comprehensive scheme, which consists of 3no. defining plots providing access to the future phases, with pedestrian, cycle and vehicular connectivity driving the route through towards the south of the site.

The scheme looks to provide a simple and concise pallet of materials across the uses, for more detail please refer to the drawing package.

Landscaping

The proposal, acknowledges the emphasis on landscaping within the initial design ethos and this is articulated within the proposals, the existing tree belt is retained and the building is orientated to allow the tree belt to form the back drop.

An attractive landscaped boulevard directing into and through the site is further accentuated with a structured landscape scheme to each respective plot within the proposal. This has been prepared comprehensively and collaboratively to deliver a high-quality end product, and to strengthen the existing green structure.

Other

Site access is from the proposed 5th arm off the re-configured roundabout, the Colliery half wheel will remain in situ with a complimentary landscape scheme that provides a setting for the public art.