



0 5m 10m 15m 20m

EXISTING CLINIC BUILDING

EXISTING LIBRARY BUILDING

EXISTING CAR PARKING

MAELOR PLACE

MAELOR PLACE

HIGH STREET

CAER LLAN

CAER LLAN

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MAELOR PLACE

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HIGH STREET



PROJECT DIRECTORY

Applicant:
WALES & WEST HOUSING ASSOCIATION and
ENFYS DEVELOPMENTS
Unit 2 Acorn Business Centre
Flint
Flintshire
CH6 5YN

Tel: 0800 052 2526
Fax: 01352 736340
Contact: Craig Sparrow, Gareth Jarvis

Agent:
AINSLEY GOMMON ARCHITECTS
The Old Police Station
15 Glynne Way
Hawarden
Flintshire
CH5 3NS

Tel: 01244 537100
Fax: 01244 537767
Email: svenables@ainsleygommonarchitects.co.uk
Web: www.ainsleygommonarchitects.co.uk
Contacts: Simon Venables (Director)
Maurice Garnett (Associate)
Andrew Howard (Project Technologist)
Sarah Davies, (Project Architect)

PROJECT DIRECTORY

DESIGN AND ACCESS STATEMENT
AFFORDABLE HOUSING DEVELOPMENT
MAELOR PLACE, RUABON

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1.1 WALES & WEST HOUSING

About Wales & West Housing

As one of the largest housing associations in Wales our responsibility to stakeholders is not only substantial but wide ranging. We are a charitable, not for profit organisation operating within 12 local authorities across the country managing over 9,000 properties and providing homes and services to more than 17,000 people. Complementing this core duty is an equally important responsibility for the welfare and wellbeing of all our residents and the communities that they are part of. For us this means

- Putting our residents needs first by doing what matters to them.
- Creating and maintaining sustainable homes and communities
- An ethical attitude to business, reducing our overall environmental impact
- Supporting our employees.

Our commitment to residents is built on over 45 years of experience providing housing. We have always embraced our responsibility to support our residents and pride ourselves on the relationships we have built with our stakeholders and partners across Wales. We know these relationships and our commitment to improving the lives of our residents are integral to our success now and in the future. We take the business of providing homes seriously and are acutely aware that our residents rely on us. As we support a wide range of housing needs, we seek to reflect this commitment in our attitude to business. Our financial prudence is motivated by a desire to provide the best possible service and we invest surpluses back into our business accordingly.

Wales & West Housing has a proven track record in the development and delivery of affordable housing solutions meeting identified

housing needs. Over 400 new properties have been developed in last four years in areas where we can make a difference. The Association operates in Wrexham and across Wales and brings a wealth of knowledge and experience to the delivery, management and on-going demands for affordable housing.

The Association has over 800 properties in Wrexham County Borough Council, over 60 of which are retirement or older persons properties including retirement for sale. We are well into a build programme which will see 147 properties constructed in Wrexham town centre to be completed in the coming months, together with circa 45 properties in the surrounding areas.

Across North Wales the Association has 2,249 properties with 521 specifically for older persons. Our first extra care scheme in Prestatyn opened in February 2011. Our second Extra care project in Mold was successfully completed in September 2013 and is unique in it being designed to provide a safe home environment for residents with low to medium levels of dementia.

The Association also provides a significant amount of general housing and has recently completed housing in Ponciau for residents with learning disabilities including those with autistic spectrum disorders. In addition, there are 16 further units of supported accommodation in the ownership of Wales & West in Wrexham managed in partnership with various entities.

We provide a quality landlord service as evidenced by our 2012 resident satisfaction survey where 88% of residents were satisfied with the overall service provided by Wales and West Housing.

Nominations

Wales & West Housing propose 100% nominations on first let reverting to the standard nominations agreement for future lettings. The wheelchair accessible bungalow will be subject to partnership working with the council's accessible Housing team. Wales & West Housing take an active role in the adapted property panel to identify cases where such a property would be beneficial and we would work with this group in this instance.

Local training and employment

All developments undertaken by the Association require contractor partners to work with local supply chains and sub-contractors where ever possible. The Association has an on-going programme of work in the north east area of North Wales enabling viable training programmes to be maintained by our partners. The proposed redevelopment of this site will be programmed to enable this creative approach to training to be continued. Whilst the development is not a large project it can still make a difference to supporting employment by linking to other development opportunities.

Working with local people

The Association's approach to all new developments is to undertake consultation and on-going engagement with existing residents and communities that will be affected by any development. By listening to their demands, concerns and aspirations we are able to design and build schemes that the communities have a stake in and can benefit from either in the form of a home or through employment.

Stock utilisation

The Association has existing stock at Maelor Place which will complement the development proposals.

Summary

Wales & West Housing is committed to Wrexham and its surrounding area, and with a strong local presence, a strong local build programme and an understanding of the housing pressures within the local area, can deliver a flexible and innovative approach to meeting the objectives of the Council.

This project represents an exciting opportunity for Wales & West Housing to continue its development programme throughout Wrexham and to complement its flagship schemes at Rivulet Road and Kingsmills, Wrexham, which residents, the community, the Council and the Association can be proud of.

As an experienced developer and landlord we are able to capture and manage the aspirations of all partners including residents and the community and provide long term effective and efficient management.

It is our view that the redevelopment can be delivered through a collaborative approach which will ensure the affordability for residents, the Council and the Association.

1.0 BACKGROUND TO THE PROPOSAL

DESIGN AND ACCESS STATEMENT
AFFORDABLE HOUSING DEVELOPMENT
MAELOR PLACE, RUABON



1 - 1.2 The site (outlined in red) in its overall context within Ruabon.

1.2 BACKGROUND TO THE PROPOSAL

This Vision Statement is presented by Wales & West Housing Association to support a planning application as part of the Council's Affordable Housing Project.

The Council has selected the Housing Association as preferred developer of the site at Maelor Place, High Street, Ruabon following a rigorous bidding process. The site is to be sold to the Association, who will develop it for affordable housing with the support of Small Properties Grant which is only available until March 2014. If the grant is not claimed then it will not be available to Wrexham CBC again. The legal process to acquire the site from the Council is underway.

The Maelor Place affordable housing scheme off the High Street in the centre of Ruabon is a small residential development providing general needs accommodation and supported living bungalows. The scheme consists of 19 dwellings comprising 14 one bedroom apartments, 2 two bedroom houses, and three bungalows, one being a two bedroom wheelchair bungalow.

The Brief for the development has been closely developed with the affordable housing team at Wrexham County Borough Council. The scheme will provide good quality affordable homes for local people designed to meet Code for Sustainable Homes Level 4.

1.2 VISION STATEMENT

The proposed scheme aims to provide a varied mix of small homes on an excellent site adjacent to local amenities right at the heart of the town and partly within the Ruabon Conservation Area. Locating the new bungalows within a wider housing scheme will allow the residents to integrate and benefit from being part of a wider community.

Our design approach is to recognize the importance of the Ruabon Conservation Area, the town's local history and the significance and quality of much of the local area and its important landmark buildings close by within the High Street. The design seeks to introduce a high quality design in keeping with the character of the Conservation Area while making better use of a central brown field site of former Council Offices, redundant public conveniences and adjacent car-park and in doing so relocating public parking and creating improved public realm.

Part of our research has also uncovered details of earlier important buildings such as the former Ruabon Accident Hospital which was located on a significant plot at the front of the application site within the curtilage of the Conservation Area where the public car-park is now located. This building was demolished in the 1960's but provides a useful insight into the former use of the site and how it previously accommodated a substantial single building of some scale and importance within the High Street.

When considering a design solution it is important to recognize the urban context of the site and the opportunities it affords to reinforcing the public realm and replace mediocre features which contribute little to the area. To this end we have liaised closely with the Council's planning and conservation officers to develop an appropriate design response.

1.0 BACKGROUND TO THE PROPOSAL

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AFFORDABLE HOUSING DEVELOPMENT
MAELOR PLACE, RUABON Revision A –17.01.14

2.1 LOCATION

The scheme is located in the centre of Ruabon and approximately 5 miles from Wrexham Town Centre. Ruabon is a historic settlement that grew around the coal mining and clay extraction industries and the site fronting onto the High Street is partly within the Ruabon Conservation Area as indicated on the site location plan attached. (Figure 1) The site at the front was previously occupied by a hospital built in 1879 and demolished to make way for public conveniences and car-park. The whole site is approximately 5000m² in area, and is split by an access road which serves five detached houses (Caer Llan), a medical centre, pharmacy and the local public library.

2.2 PLANNING POLICY

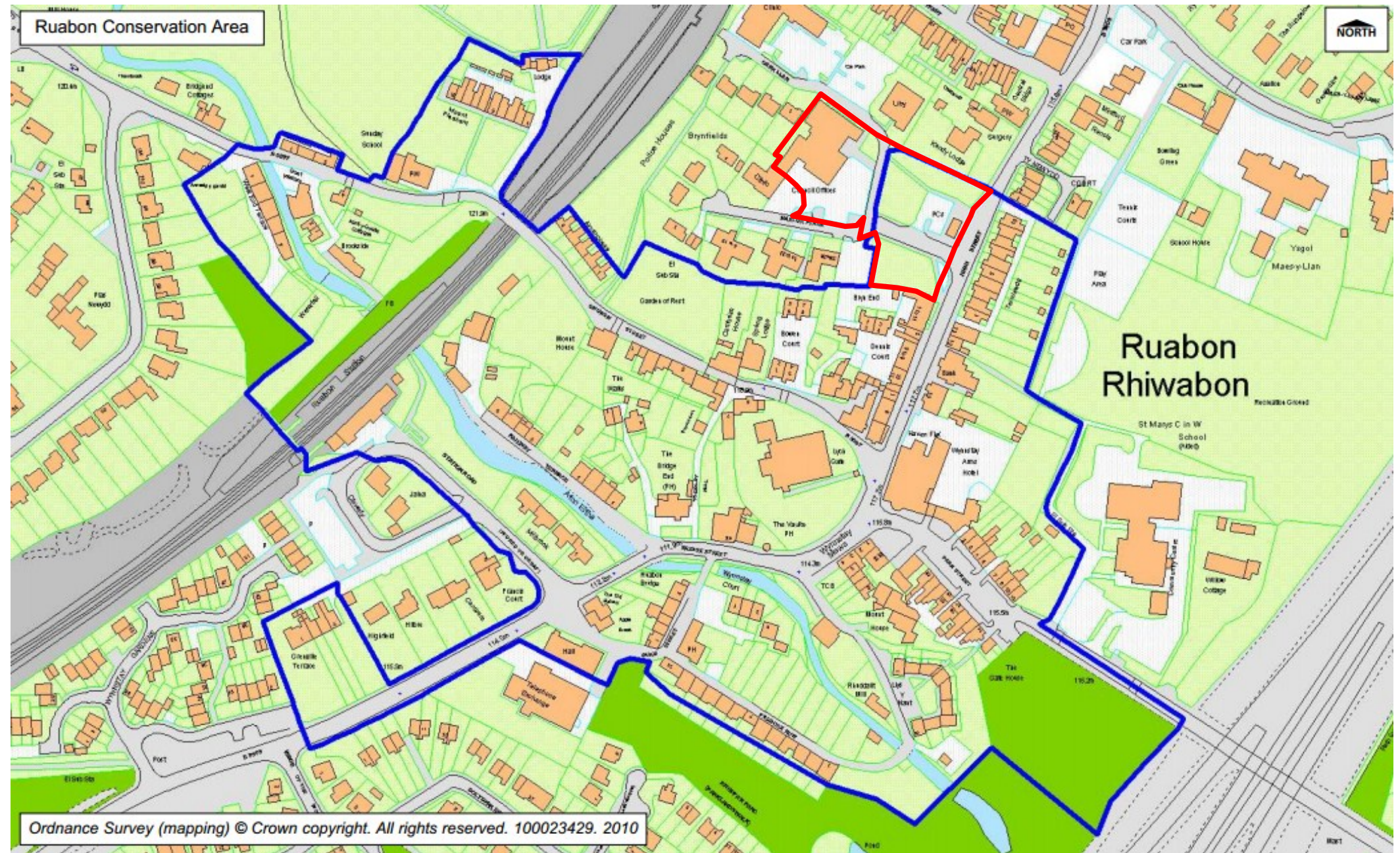
2.21 PLANNING POLICY WALES

This Design and Access Statement explains the approach to creating a sustainable development through good design in accordance with Planning Policy Wales. This goes beyond aesthetics to include the social, environmental, economic and other aspects of the development.

This Statement also aims to explain how the principles of Inclusive Design referred to in Planning Policy Wales have been incorporated to create a development that will be accessible, provide flexibility in use, and an environment that is convenient and enjoyable to use for the residents.

2.22 TAN 12 - DESIGN

The development has been designed in accordance with the principles of Technical Advice Note (TAN) 12 - Design. The revised version of TAN 12 - Design was published in June 2009 and this Design and Access Statement has been formatted to reflect the revised content of TAN 12 (2009).



2.0 CONTEXT

DESIGN AND ACCESS STATEMENT
AFFORDABLE HOUSING DEVELOPMENT
MAELOR PLACE, RUABON

Ainsley Gommon
architecture : urban design

1

1 - Ruabon Conservation Area The site (highlighted red), showing its close relationship with the Ruabon Town Centre Conservation Area (in blue). The front portion of the site is within the Conservation Area facing onto the High Street. The rear area of the site in relief is currently occupied by the large group of former Council Offices which have been vacated and are empty. Maelor Place branches off High Street and this serves a cul-de-sac of existing affordable homes and private dwellings. By contrast to the Conservation Area these are of more modern design and with limited architectural quality.



2.23 LOCAL PLANNING POLICY

The site lies within the settlement boundary of Ruabon as set out in the adopted Wrexham Unitary Development Plan 1996—2011.

Wrexham UDP GDP1: GENERAL DEVELOPMENT PRINCIPLES

The Maelor Place development is a sensitive proposal for an infill site within the village of Ruabon that takes inspiration from the surrounding character. The development aims to provide sustainable affordable housing in a convenient location with good access to general amenities, pedestrian routes and public transport. The proposals have been developed in accordance with the development objectives highlighted in Policy GDP1.

Policy CLF5—OPEN SPACE REQUIREMENTS FROM NEW RESIDENTIAL DEVELOPMENTS

As a new development of 10 or more dwellings, planning policy states that informal public open space should be provided within the development site. To meet this need, the parcel of land to the south of the site, bounded by the Maelor Place access road to the north, High Street to the south and the existing WWHa parking to the west has been designed as public open space, with a parking court to the rear providing twelve spaces for public use, and a landscaped and improved amenity area to the front which would provide the High Street.

CONSERVATION AREA

Policy EC7, Local Planning Guidance Note 4—Conservation areas and Ruabon Conservation Area Assessment and Management Plan.

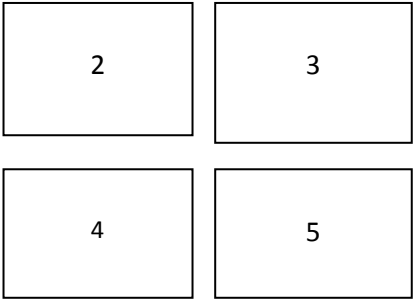
The front part of the site falls within the designated Ruabon Conservation Area and therefore the proposals for the units within this area have been developed with this in mind. Careful consideration has been made to the design and character of the surrounding area and the resulting form, scale, detailing and materials of the new buildings and landscape.

2.0 CONTEXT

DESIGN AND ACCESS STATEMENT
AFFORDABLE HOUSING DEVELOPMENT
MAELOR PLACE, RUABON Revision A –17.01.14

Ainsley Gommon
architecture : urban design

- 2 - **Bryn End** - Three Storey Georgian Town Houses adjacent to Maelor Place fronts onto the High Street.
- 3 - **Church of St Mary** - The roof profile and church tower can be seen from part of the site to the South.
- 4 - **HSBC Bank and Wynstay Arms Hotel** - Substantial key buildings on the High Street within Conservation Area.
- 5 - **Tai Clwydd** - Terrace of ten Victorian town houses built in 1888 in the High Street faces the site entrance.



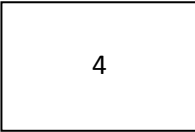
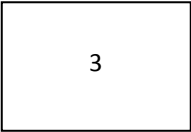
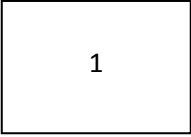
2.4 SITE CONDITION

The rear portion of the site is occupied by redundant and empty Council Offices and associated hard-standing area. The front portion of the site is a public car park with vacant public conveniences and a bus shelter facing onto Ruabon Road. A small portion of amenity land lies to the left of Maelor Place junction with High Street adjacent to the gable of Bryn End a three storey block of Georgian town houses and this laid to grass with a number of trees and shrubs of mixed quality.

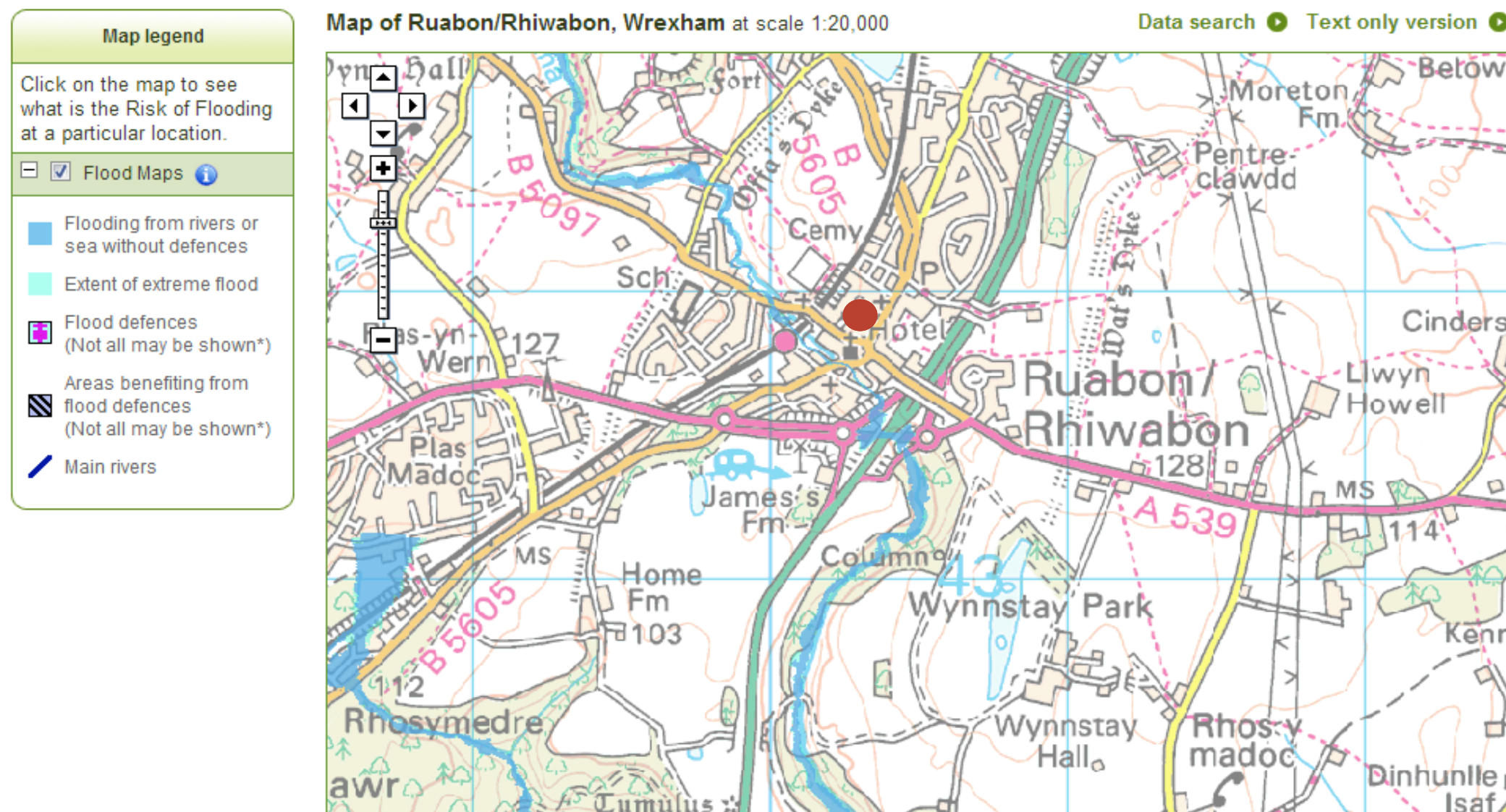
Maelor Place is a side street off the High Street and terminates in a small cul-de-sac of three apartment blocks let by Wales and West Housing. Four detached former police houses open onto the turning head at the end of the road with a small Health Clinic and parking area adjacent to No. 4 Maelor Place.

The three portions of land which comprise the planning application site are split by Maelor Place itself and an access road branching off provides access to Caer Llan, a row of five detached houses, a medical centre and pharmacy and public library with associated car-parking and landscaping to the north. This access road is lined with a group of mature trees in green highway verge and footpaths edge this road and cross the land to the front portion of land within the conservation area. While these large trees dominate the heart of the site there is concern that highway improvements and problems with levels may have affected the root systems of a number of these specimens. A tree report provided by Indigo Surveys provides further details on the quality and condition of the trees on the site.

The empty Council Offices and vacant public conveniences are due to be demolished by the Council prior to Wales and West Housing’s acquisition of the site.



- 1 - View of the site looking North from the High Street.
- 2 - View of the rear portion of the site looking west towards the vacant Council Offices .
- 3 - View of the front of the site looking east across the public car park towards the redundant public conveniences.
- 4 - View of centre of the site showing the access road which serves the health centre, public library and Caer Llan.



5 – Flood Risk Map of Ruabon, with the site circled in red

3.1 FLOODING

The Environmental Agency's website has been consulted and confirms that the site in question is not within a fluvial floodplain, with no record or awareness of any flooding having occurred to the site.

3.2 EXISTING GROUND CONDITIONS

A ground investigation is currently being carried out on the site and this report will be made available to the Council when completed.

3.3 ARCHAEOLOGY

We are unaware of any archaeological finds being made in this area or any significant sites of historical interest nearby, which would warrant any investigation of the site.

3.4 EXISTING SERVICES

All service stats have been sought for the scheme including electricity, gas, waste/ mains water & BT telecom.

3.5 EXISTING TREES

The middle of the site is characterized by a number of large trees which lie adjacent to the public highway and fringe the perimeter of the site. A tree report has been commissioned by the Client and Indigo Surveys report has been made available to the Planning Department and the Council's Tree Officer. This identifies key specimens and vulnerable trees and makes recommendations for replacement, remedial measures and provides guidance on future development.

3.0 FACTORS AFFECTING DEVELOPMENT

DESIGN AND ACCESS STATEMENT
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4.1 THE BRIEF

As expressed in the ‘Vision Statement’, Wales & West Housing Association and Wrexham County Borough Council are seeking to develop affordable housing on this important infill site in a central location within the village of Ruabon.

The brief provided by Wrexham County Borough Council indicates a clear demand for one and two bedroom accommodation within the Ruabon and Johnstown area. In addition to this, the local housing estate office have also stated a strong demand for two bedroom bungalows to accommodate the needs of older people.

The aim is to create a modern, well equipped scheme that is sensitive to the local context whilst meeting the stated housing needs. The buildings aim to be attractive, energy efficient and convenient in use.

In design terms the scheme is partly located within the local conservation area and therefore the new development needs to reflect the local built form and uses a palette of building materials that are compatible with the local vernacular.

The scheme is being developed with the support of a Small Properties Grant which is only available until March 2014.

The homes will be built to meet the Welsh Government’s technical housing standards including Lifetime Homes, Design Quality Requirements, Secure by Design and will be built to achieve Code for Sustainable Homes Level 4.



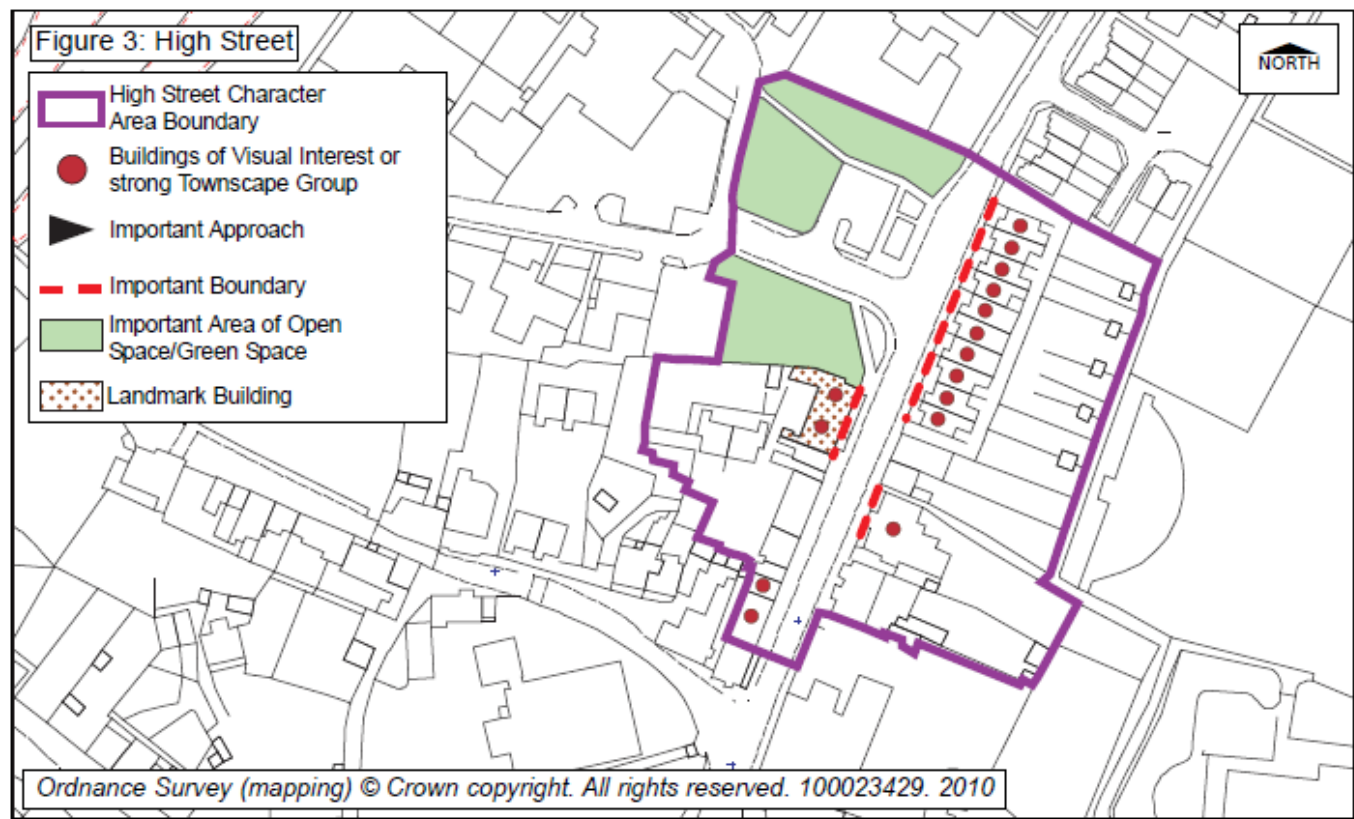
4.0 DESIGN OBJECTIVES

DESIGN AND ACCESS STATEMENT
AFFORDABLE HOUSING DEVELOPMENT
MAELOR PLACE, RUABON

Ainsley Gommon
architecture : urban design

1
2

- 1**—The proposed site (in red) is suited to providing 19 affordable homes in a central sustainable location within close proximity to Ruabon’s key amenities and transport network.
- 2** – Partners in the scheme: Wrexham County Borough Council, Wales & West Housing Association and Ainsley Gommon Architects.



3 - Ruabon Accident and Cottage Hospital Building—1886—1947 (Demolished in the 1960s)

4 - Extract from the Ruabon Conservation Area Assessment and Management Plan

4.2 DESIGN CONCEPT AND PRINCIPLES

The proposed site is ideal for residential development as it is well served by local amenities including bus and rail networks which are both very close to the site. This makes the site particularly well suited for local people and the elderly who may want to live within the heart of the community while wishing to commute and shop in Wrexham or travel to other important settlements nearby.

The design proposals have been developed holistically to provide a diverse mix and range of dwelling types to meet the stated housing needs. Nineteen units are accommodated within a mix of bungalows, apartments and houses, on the two larger portions of the site, leaving the third smaller portion to be given over to public use to accommodate public car parking and landscaped amenity space.

The Ruabon Conservation Area Assessment and Management Plan analyses the High Street area in detail and identifies the front part of the proposed site as an important area of Open Space / Green Space within the Ruabon Conservation Plan. Historically this site was very important to the village, as the former site of the former Ruabon Accident and Cottage Hospital Building, which operated from 1886 to 1947 before coming the Estates Office for Wynnstay Family before demolition in the 1960s. The site is now seen as low value open space, with the report stating “the extensive parking on the site and the location of the toilet block immediately adjacent to the roadside greatly detracts from the historic appearance of the area.”

The proposed development aims to improve the relationship of the site with the historic context, whilst maintaining an overall feeling of openness, improving the public realm experience while meeting the identified need for affordable housing in Ruabon.

To achieve this, it is proposed that the dwellings located on the front part of the site are accommodated within one single building, creating an uncluttered and open feel to the surrounding space and paying homage to the historical site layout which saw the former two storey Ruabon Hospital building sit by itself within open grounds. **Eight one bedroom apartments are located within a conventional plan form of two and three storeys, the latter facing the High Street and the two storey element to the rear acting like an outrigger. Each apartment has a three-sided outlook which allows the building to have positive frontage and public realm on all sides. The new apartment block has been sympathetically designed and detailed to complement the Conservation Area. The main roof is conventional and takes its lead and simple form from adjacent terraces and local key buildings. The window treatments and dormer roofs respond to the Bryn End listed terrace, and the gable elevation of the church has been reflected in the elevation on the proposed entrance gabled structure, with the coping stones being of a similar typology.**

The remaining dwellings are located on the rear portion of the site, which is located outside of the Conservation Area and is less visible from the main Ruabon High Street. Here a further 6no. one bed apartments, 2no. two bedroom houses, 2no. standard two bedroom bungalows and 1no. two bedroom wheelchair bungalow are located around an enclosed and landscaped parking court. Once again careful consideration has been given to security with all the dwellings having positive frontage looking out over the surrounding public realm which will be reinforced with robust boundary treatments and landscaping.

Design influences throughout the proposed scheme have been taken from the surrounding context, which are particularly strong within the Ruabon Conservation Area, with form, materials, vernacular detail and boundary treatments all sympathetically designed to ensure the new development enhances the local Ruabon Character.

3

4

4.0 DESIGN OBJECTIVES

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5.1 LAYOUT AND LANDSCAPE DESIGN

The layout has been designed to maximise the use of an unusual site, which is part located within the Conservation Area and is split into three main parcels of land by existing access roads that run through the site.

As discussed in Section 4.2, the front part of the site has been designed to accommodate **8no. one bedroom apartments** within a single unified design. This is a multi aspect block which gives each apartment views out in **at least** two directions and provides an active frontage to all sides of the building. Communal gardens planted with low level shrubs surround the building with a mix of metal railings, gates and low level masonry walls topped with metal railings wrapping the building and forming the boundaries to the surrounding pavements and footpaths. To the rear of the plots is a parking court which is accessed from Maelor Place, providing one space per dwelling plus **one visitor space**. Communal bin stores are also provided.

The existing informal pedestrian route across this **area of the site is partly redirected around the proposed dwellings**, providing direct access through to the library and medical centre. This bound gravel path will be lit by new column lighting and bounded by a row of new trees adding to the two existing trees. The line of mature sycamore trees at the rear along Caer Llan **has undergone an arboricultural assessment and after discussions with the Council's Tree Officer will be mostly retained as part of the redevelopment. Subsequently tree surgery will be undertaken to improve their current condition.** New trees will also be planted to the front and side of the new building to help improve the public realm, providing an attractive backdrop to the village and framing and contributing to the setting of the new buildings within the historic location.

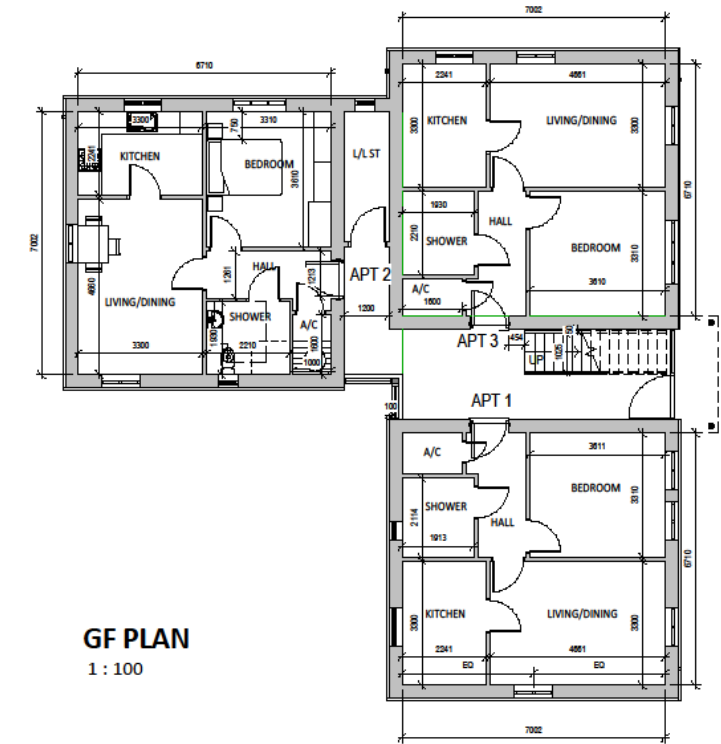
The rear part of the site accommodates the remaining dwellings, on the site of the former council offices. A two storey block of 6no. one bed flats are located at the top of the site, stepping forward to form a continuation to the existing residential properties at Caer Llan. These new flats are accessed from the Caer Llan side and look out over the existing medical centre car park providing an active frontage helping to improve the security of this area. A new footpath will be provided to improve highway safety along the highway frontage. Enclosed communal gardens are located at the rear of the apartment block along with small scale designated timber-screened bin stores and a **bike store for up to eight bicycles**. One parking space is provided for each one bed flat within the parking area to the rear, along with two visitor spaces.

Two 2 bed bungalows are located on the corner of this part of the site with living spaces looking out towards the High Street, kitchens that look out over car parking areas and with gardens to the rear. This maintains the principle of active street frontages and overlooking public spaces. Two car parking spaces are provided for each of these dwellings within the parking area. Two 2 bed houses and a wheelchair accessible bungalow adjacent to the boundary form a short terrace overlooking the parking area to complete the development. Each of these properties also have two parking spaces each, one of which is a car port space for the wheelchair bungalow.

All the car parking for this part of the site is located within a centralised car parking area which is accessed from Maelor Place. The access to this car park is aligned with the existing access into the council offices car park but is widened to facilitate its use. Once again a mix of railings, gates and masonry walls topped with railings will form the main boundaries to the development.

The third small parcel of land to the south of the Maelor Place road is proposed as being made available for public use. Twelve public car parking spaces are provided to replace the loss of the current car parking area which will be screened from the road with a line of new trees and low level planting. To the front of this is a landscaped amenity area which will be improved to provide a positive addition to the High Street public realm. Two new bench seating areas and a new bus shelter are provided as part of the public realm improvements to the High Street. **New trees and shrubs will be planted on the corner of Maelor Place and Caer Llan to further compensate for the loss of trees from the public parking court to the south.**

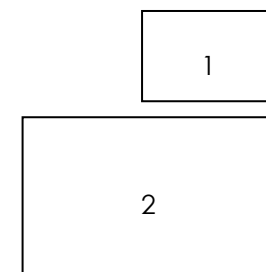
A full landscaping scheme will be prepared and submitted to the planning department prior to any development taking place. The Council's Conservation Tree and Landscape Officer **has been** consulted as part of this exercise.



5.0 CHARACTER

DESIGN AND ACCESS STATEMENT
AFFORDABLE HOUSING DEVELOPMENT
MAELOR PLACE, RUABON

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1 - Ground Floor plan for the apartment block within the Conservation Area on the front portion of the site.

2 - 3D Visualisation of the apartment block.



5.2 SCALE

The scheme is located within a primarily residential area, replacing a single storey council office on the rear of the site and a single storey public convenience on the front part of the site. The surrounding area along the High Street is characterised by a combination of 2 and 3 storey buildings. The buildings that immediately surround the site are a mix of two storey housing, a two storey Clinic building and three storey apartment blocks.

The proposed new development is in keeping with the surrounding scale; providing a mix of single storey bungalows and two storey houses and apartment blocks. The scale of the main apartment block to the front has been designed with the scale of the former Ruabon Hospital building in mind. The eaves height of this proposed development is lower than that of the adjacent listed terrace; Bryn End. The building line is purposely set back a significant distance from the road and public footpath so it does not dominate the street view and ensures the existing buildings have a greater prominence, as illustrated in the street views below.

Additional planting and trees are proposed to help soften the impact of the new development on the surrounding buildings.

5.3 AMOUNT

The proposed development will provide the following accommodation:

19 No. Affordable General Needs Homes

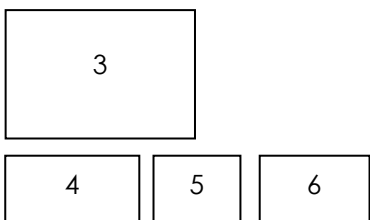
- 6 no. 2P1B walk up flats
- 8 no. 2P1B common access flats
- 2 no. 4P2B houses
- 2 no. 3P2B bungalows
- 1 no. 3P2B wheelchair bungalow

This mix will provide for a range of family sizes as well as couples and the elderly.

The dwellings have been designed with future flexibility in mind, with the ground floor of the one bedrooms which could potentially be split into two single bedrooms in the future.



3 - Proposed Site Layout
4 - Proposed South High Street View—Summer Months
5 - Proposed South High Street View—Winter Months
6 - Proposed East Elevation



5.4 EXTERNAL SPACES

The layout of the development has been carefully considered to maximise the relationship between the new homes and the surrounding landscape and to orientate the new dwellings to create positive frontages which interact with external spaces, roads, footpaths and parking areas to maximise natural surveillance.

The site’s orientation allows for the new houses and apartments to benefit from passive solar gain and ensure good levels of natural light. Attempts have been made to orientate as many habitable/living rooms so they face predominantly South, South-east or South west and 15 of the scheme’s 19 dwellings achieve this contributing to the requirements of the units to comply with the Code for Sustainable Homes Level 4.

Private garden spaces have been designed to be well lit and south facing where possible. Boundary treatments are designed to be high quality and in keeping with the surroundings with either metal railings, or low masonry walls topped with metal railings.

All houses and bungalows have garden sizes in excess of the minimum standards stated in the Welsh Government’s Design Quality Requirements, and provide external drying spaces and shed spaces.

Parking areas and open public spaces seek to maximise security and will comply with Secure-by-Design principles. Improved street lighting is envisaged along footways and the highway edge and to ensure parking areas are well lit. The latter will also be sensitively enclosed with low walls and boundary railings and enhanced with new trees and barrier/ornamental planting. Public Realm works will be robust and in keeping with the character of the town and Conservation Area.





PLOTS 1-8—VIEW FROM THE HIGH STREET (EAST ELEVATION)

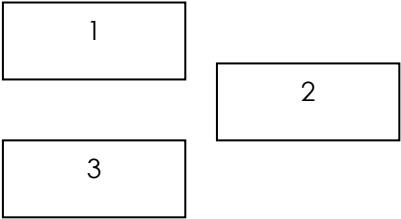


PLOTS 12-17—VIEW FROM CAER LLAN (NORTH—EAST ELEVATION)



PLOTS 9-11—VIEW FROM PARKING COURT (SOUTH —EAST ELEVATION)

- 1 - Proposed elevations for plots 1-8 at the front of the site.
- 2 - Proposed elevations for plots 12-17 at the rear of the site.
- 3 - Proposed elevations for plots 9-11 at the rear of the site.



5.5 APPEARANCE

The site is located within the village of Ruabon, which has a distinct local character and appearance with the majority of the buildings constructed from red Ruabon brick, stone detailing and slate roofs.

It is proposed that the new residential development will be sympathetic to the existing character of the village to ensure the buildings fit into their surroundings. The external built form of the buildings have been designed with traditional pitched roof forms, masonry external walls and domestic fenestration.

The proposed external materials are:

- Facing bricks will be carefully chosen to have a natural appearance to help the elevations sit more comfortably on site and not compete with the likes of Bryn End and Tai Clwydd opposite.
- Thin profile grey reconstituted roofing slates are proposed for the new dwellings to the rear of the site.
- Natural slate is proposed for the roof of the 8 new apartments to the front of the site. This is to keep in with the materiality of the existing buildings on the High Street.
- Buff artstone cills to window openings on primary elevations.
- High performance white timber double glazed windows. Flush casements with security locks.

Samples of the above will be offered to the LPA and discussed and agreed with the Planning and Conservation Officer prior to development taking place.

5.0 CHARACTER

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6.1 LANDSCAPE/TOWNSCAPE SETTING

The proposed development is intended to answer an identified need for one and two bedroom accommodation within the Ruabon area. The village location, proximity to local amenities and good public transport links means that the Maelor Place site is ideal for this use for social, economic and functional reasons.

The village is located approximately six miles south of Wrexham. Historically the village itself was world-renowned for the manufacture of brick and terracotta which is now in evidence throughout the village, giving the village an especially characterful feel.

The site sits in a prominent location within the village and the relationship between the site and the historic conservation area is particularly important. The surrounding context has been carefully considered and the scheme has been designed to complement the existing pattern and form of development. The scheme is domestic in appearance and scale and as a result material choices have been made to reinforce the grain of the surrounding area.

The layout of the new homes has been designed to form a positive impact on the surroundings with particular consideration given to creating active frontages which help to improve security through overlooking of open public spaces.

The site is particularly sustainable with bus stops adjacent and mainline railway station within approximately 500 metres walking distance. With local shops, banks and other public amenities close by the site is particularly well suited for affordable housing and for older people or those with physical frailty or disabilities.



1 - Historic photograph of the High Street, Ruabon

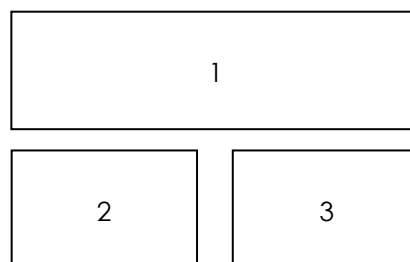
2 - Current view of the High Street, Ruabon looking South towards the HSBC Bank and Wynnstay Arms.

3 - Current view of the High Street, Ruabon looking North East, showing the Tai Clawydd housing terrace immediately opposite the proposed site.

6.0 ENVIRONMENTAL SUSTAINABILITY

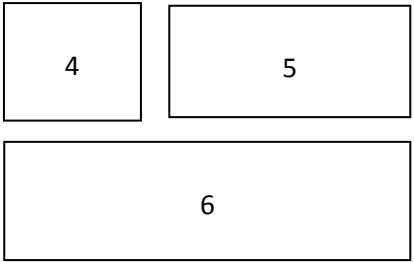
DESIGN AND ACCESS STATEMENT
AFFORDABLE HOUSING DEVELOPMENT
MAELOR PLACE, RUABON

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- 4 - Grassland and mature trees to the centre of the site.
- 5 - Mainly tarmaced areas surround the existing buildings.
- 6 - View of the site from the Maelor Place—High Street junction.



6.2 BIODIVERSITY & LOCAL ENVIRONMENT

The development site is predominantly Brownfield land and will be cleared of the two existing buildings by the Council prior to Wales and West Housing Association’s acquisition of the site. Currently the area surrounding the buildings form a mix of tarmaced car parking and areas of green space laid to grass with a number of mature trees present across the site.

The proposed new development will have a positive effect on the biodiversity within the local environment by the inclusion of new planting areas of native species which will help to increase possible habitats and feeding opportunities.

An Arboricultural Survey has been undertaken by Indigo Surveys and is included as part of the Planning Application.

An Ecological survey has been undertaken and the report is appended to the Planning Department to form part of the Planning Application.

Now the ecology survey has been received a landscape plan for the new development will be produced based on the findings. This will be submitted shortly to the LPA.

6.3 ENERGY EFFICIENCY/CARBON REDUCTION

The aim of the sustainability strategy is to minimise the energy demand and carbon emissions associated with the proposed development, and therefore limit the effect on the environment. In order to achieve this, all of the homes will be built to Code for Sustainable Homes Level 4.

Considering the orientation, micro-climate and built form has allowed the development to benefit from passive solar gain, natural light and wind protection, which will all contribute towards reducing the energy demand.

The following strategies will be used to reduce energy usage:

- Energy efficient heating and hot water systems will be specified within the units.
- ‘A’ rated domestic appliances will be specified within the dwellings.
- External drying areas are provided to all units to help reduce energy usage
- At least 75% low energy light fittings will be used within all of the properties

Solar thermal collectors are being considered for the south facing roofs, helping to meet the hot water demands for the buildings.

6.4 SUSTAINABLE MATERIALS

Environmentally responsible methods of construction and a palette of sustainable, locally sourced materials will be chosen wherever possible, in pursuing a design that is both energy efficient and environmentally conscious.

Materials will be selected from local sources wherever possible to minimise transport energy use and help sustain the local economy. The materials have been chosen for their sustainability in reference to the ‘BRE’ Green Guide to Specification, for example a traditional cavity wall construction with facing brick achieves an ‘A+’ rating in the Green Guide.

6.5 WATER SUSTAINABLE APPROACH

In order for the houses to utilise as little water as possible, water efficiency within the building will be maintained through the installation of dual flush toilets and the use of flow restrictors on site.

DRAINAGE

Sustainable Urban Drainage Systems will be considered to avoid overloading the existing infrastructure. Subject to dialogue with the Local Authority water butts will be provided to collect rainwater and reduce the use of potable water for watering garden plants.

6.6 WASTE MANAGEMENT

A site waste minimisation plan will be produced to follow the WAG ‘Construction Waste Minimisation Good Practice Guide.’ The chosen contractor will be a member of the Considerate Constructors Scheme.

A post-construction domestic waste management and recycling scheme will be implemented.

All kitchens will have internal recycling bins to encourage residents to recycle and minimise their own waste. Removal of standard refuse and garden waste will be dealt with by Wrexham County Borough Council on a bi-weekly basis while removal of recycling off site will be dealt with weekly.

6.7 CLIMATE RESILIENCE

Over the next 50 years the climate is expected to change. Although we cannot be certain what these changes will be, general trends have been predicted. The global mean temperature is expected to rise by between 1 and 3.5°C. In Britain this is expected to mean warmer summers and colder winters. We are also expected to have more extremes of weather, with greater risks of floods and droughts.

To ensure the proposed development can cope with any future changes a number of features have been designed in. The properties will be constructed from heavyweight materials, giving a high thermal mass. This means they will respond slowly to changes in external temperature.

The buildings have been designed to be as energy efficient as possible so as not to contribute further to climate change.

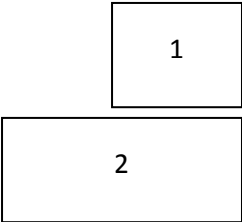
The aim is meeting the needs of the present without compromising people’s ability to do so in the future.



Element	Location	Material	Outline Specification	Green Guide Rating
External Walls	As elevations	Facing Brick	Clay facing bricks in coloured mortar	A+
External Doors	As elevations	Timber	Hardwood factory painted	A
Windows	As elevations	Softwood	High performance softwood	A
Pitched Roofs	As elevations	Slate	Slates on timber trussed rafters	A

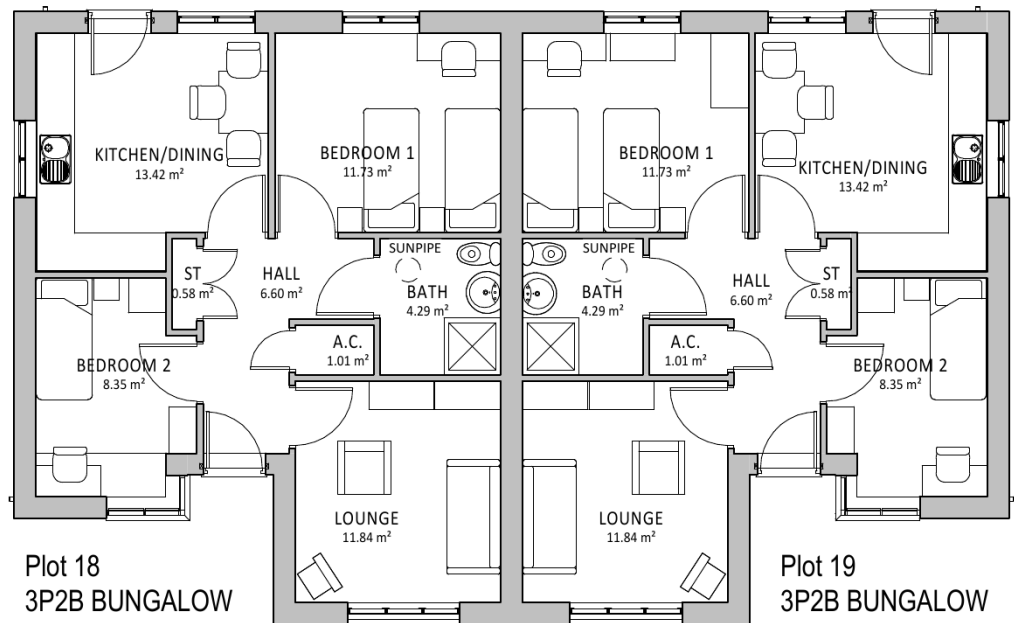
6.0 ENVIRONMENTAL SUSTAINABILITY

DESIGN AND ACCESS STATEMENT
AFFORDABLE HOUSING DEVELOPMENT
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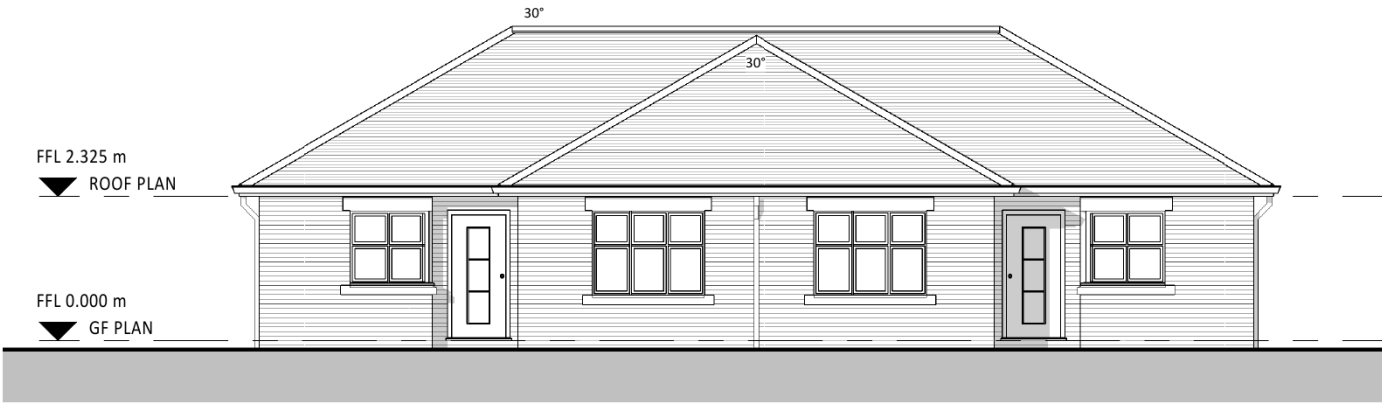
1 - The new homes will be highly sustainable and residents will be encouraged to minimise resource use and manage waste

2 - Table demonstrating a selection of different materials proposed for use in construction and the desirable aims for BRE Green Guide to Specification rating.



GF PLAN
1 : 100

FLOOR AREAS	
PLOT 18	60.34 m²
PLOT 19	60.34 m²



3- Floor plan and elevations for the pair of two bedroom bungalows (plots 18 & 19).

7.0 ACCESS

7.1 SITE LOCATION

The proposed site is within the village of Ruabon, allowing residents to enjoy living in a semi-rural location but with the benefits of local amenities within walking and cycling distance and good public transport links to the centre of Wrexham and areas beyond. This includes railway links to South Wales and the Midlands via Shrewsbury. The prime location within the village allows the residents of the affordable housing to have a positive relationship with the local community.

7.2 INCLUSIVE DESIGN

The primary aim of the scheme is to create a place that is easily accessible to everyone either living, working or visiting the homes. The design ethos is to provide access ‘for all,’ including those with visual and hearing impediments and residents with limited mobility. The best practice guidelines within BS8300:2009 (Design of Buildings and their Approaches to meet the needs of Disabled People—Code of Practice) have been adopted to augment the requirements of Agreed Document Part M.

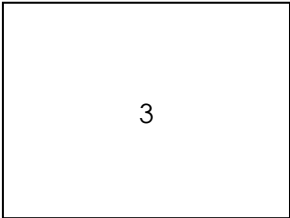
All external surfaces on the site will have minimum undulation, be non-slip and well laid. Any joints between paving or between changes of material will be no more than 10mm wide and any utility access covers featuring within the hard landscaping will protrude no more than 5mm above the paving level. Where there are any changes in height or direction the surfaces will be clearly marked by a change of texture and a contrasting colour and where appropriate up stand kerb or low rail.

All paths will be a minimum of 900mm and will be continuous with no obstructions. It is anticipated that paths around the buildings will be a minimum of 1000mm for wheelchair

access, and where possible will be 1200mm wide. Building entrances will be highly visible and ramped approaches to entrances will be a minimum of 1200mm wide with a maximum gradient of 1:12. All doors will have a minimum effective clear width of 800mm in the houses and 900mm clear width in the bungalows, with vision panels.

The existing road access through the site will be maintained, with new access formed into the three parking court areas, and all new parking areas are overlooked by homes for added security. The scheme has been discussed with the Highway Authority prior to the planning application being submitted and agreement reached with regard to the amount and location of public parking and private parking numbers to serve the new housing units.

All properties will be built to Lifetime Homes standards to ensure future adaptability. As the site is generally flat it is particularly suited to those with mobility problems or older residents.



8.0 MOVEMENT

8.1 INTEGRATION/CONNECTIONS

The proposed development will take a piece of land that forms an important part of the local village fabric but which is currently low value and convert it into a valuable local resource. Sympathetic design and façade treatments have been utilised allowing the development to fit into the surrounding context whilst providing much needed accommodation for people in the area.

8.2 TRANSPORT MODES

The development at Maelor Place, Ruabon aims to facilitate a wide range of different transport modes for residents and visitors. The site is located in the heart of the village, with local amenities within walking and cycling distance which reduces the reliance on cars. There are excellent links to public transport into the centre of Wrexham and the site is particularly well served with a local bus stop right outside the site on the High Street.

8.3 SERVICING

All properties have designated areas to store wheelie bins with access to allow refuse to be removed by Wrexham County Borough Council.

8.4 PARKING

The parking provision takes into account the central village location, access to public conveniences and the excellent public transport links. Each of the one bed flats have one parking space each, plus two visitor car parking spaces per block. The remaining two bed dwellings have two parking spaces each. The scheme also includes a public parking court containing 12 public spaces to mitigate the loss of the existing car park on the site. A number of disabled access spaces are distributed across the site.



1— Map showing the proposed site outlined in red and the proximity to Ruabon Train Station, the A483 to Wrexham and local bus stops.

8.0 MOVEMENT

DESIGN AND ACCESS STATEMENT
AFFORDABLE HOUSING DEVELOPMENT
MAELOR PLACE, RUABON

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9.0 COMMUNITY SAFETY

The site in its current condition is unattractive and awaiting redevelopment. The existing empty former Council offices and public conveniences are a liability and prone to vandalism and abuse and there replacement will be welcomed. Introducing good quality housing on the site will help to continue the village streetscape along the High Street and will introduce natural surveillance to both the site and the surrounding streets and parking areas.

New footpaths around the new development to the rear site will provide much improved and safer public access to the Community facilities off Caer Llan. The new footpath across the site will offer a safe route for pedestrians accessing the Library and Medical Centre. The Public Realm will be enhanced and boundary treatments reinforced.

9.1 SECURED BY DESIGN

Security is of paramount importance within the proposed development and methods to prevent crime have been considered from the outset of design. Secured By Design Approval will be sought for the scheme.

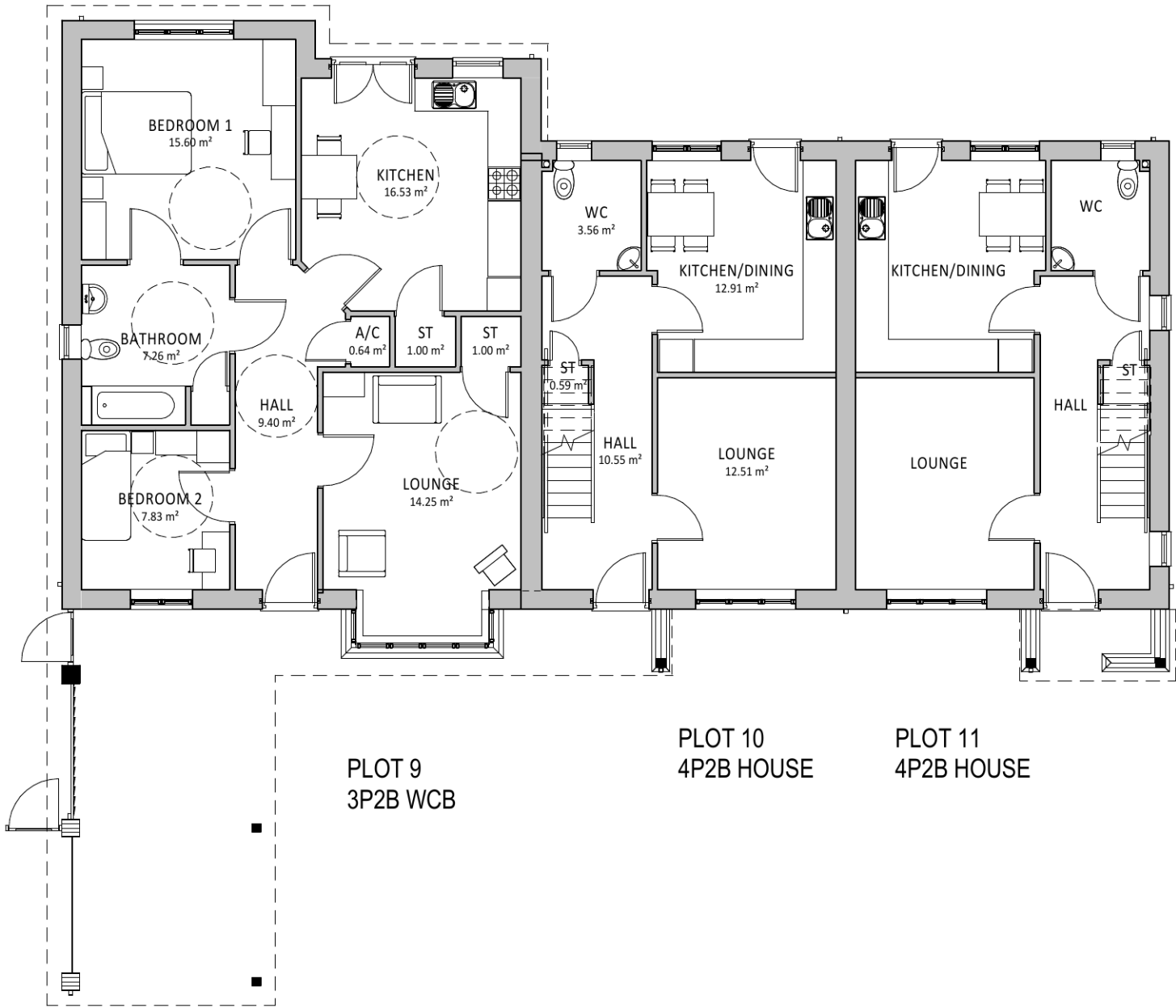
9.2 BOUNDARY TREATMENTS

To enclose and protect the site there are a range of proposed boundary treatments. Low masonry walls topped with ornamental metal railings will form the boundary between the site and the High Street, and will also form part of the boundary to the rear portion of the site, on the corner of Caer Llan opposite the Library. This will lead into areas of just ornamental railings for the remaining front boundaries. Timber close-boarded fences will form the boundaries to the rear gardens of the dwellings.

9.3 SURVEILLANCE

The development has been designed to allow for sustainable management by ensuring that spaces are overlooked and naturally supervised.

2 - Ground floor plan for terraced block of one Wheelchair bungalow (plot 9) and two bedroom houses (plots 10 & 11). All homes are built to DQR and Lifetimes Homes standards for future adaptability as well as Secured By Design.



10.0 CONSULTATION

Wales and West Housing Association are working in partnership with Wrexham County Borough Council to provide a scheme which meets local housing need.

The scheme to provide affordable housing has been a collaborative project that has seen the design developed through productive discussions between the Housing Association, Local Authority and Design Team. Several meetings have taken place with Council's Affordable Housing Manager, Planning Officer, Conservation and Highway officers throughout the design development and feasibility Stages. These meetings are on record and details can be provided as required.

This has been constructive in pulling together the design and agreeing a suitable housing mix while considering local infrastructure and urban planning requirements.

