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## DESIGN & ACCESS STATEMENT

Grenville Terrace  
Station Road  
Ruabon  
LL14 6DL

On behalf of Sir Watkin Williams Wynn

*Revised November 2010 (Original April 2010)*





## **CONTENTS**

**1.0 INTRODUCTION**

**2.0 ACCESSIBILITY**

**3.0 CHARACTER**

**4.0 COMMUNITY SAFETY**

**5.0 ENVIRONMENTAL SUSTAINABILITY**

**6.0 MOVEMENT TO FROM AND WITHIN THE DEVELOPMENT**

**7.0 CONCLUSION**

APPENDIX ONE: SITE LOCATION PLAN

APPENDIX TWO: PHOTOGRAPHS

APPENDIX THREE: INDICATIVE SITE LAYOUT



## **1.0 INTRODUCTION**

- 1.1 Carter Jonas LLP have been instructed by their client, Sir Watkin Williams Wynn, to promote the residential redevelopment of Grenville Terrace, Station Road, Ruabon.
- 1.2 The site measures 0.24Ha in area and is currently occupied by a 2-storey terrace comprising four residential dwellings. These are currently vacant and subject to vandalism and illegal drug abuse, despite best efforts from the owner to secure the buildings.
- 1.3 This Design & Access Statement has been prepared in support of an Outline Planning Application to demolish the existing terrace and erect nine 2/3-storey dwellings on the site. The site is shown edged red on the accompanying drawings SH16017-10-03, 04 and 05. The existing site layout is shown on drawing SH16017-10-04 and an indicative layout showing how it could be redeveloped on drawing SH16017-10-03.
- 1.4 Carter Jonas is a national firm of chartered surveyors, town planners and property consultants established in 1855 with 33 offices nationwide. Carter Jonas aims to bring together the strengths of experience in every aspect of property together with a forward-looking approach. Openness and close co-operation are an essential part of achieving our aims and we look to work closely with interested parties in order to ensure the best possible outcome. Carter Jonas has created a comprehensive network of specialist regional teams, each with the full range of knowledge and experience in its field.
- 1.5 The subject proposal follows the refusal of Planning Permission for a previous scheme to erect 23 apartments on the site in February 2008 and subsequent discussions with Wrexham County Borough Council's Planning Department.



## 2.0 ACCESS

- 2.1 The site is located within the built form of Ruabon and the proposed development would integrate and link well with the existing development pattern.
- 2.2 The site is located within walking/cycling distance of a good range services and facilities including shops, schools and employment opportunities being approximately 400m from Ruabon town centre. Adequate cycle parking facilities would be provided for each dwelling as detailed in the accompanying Planning Statement.
- 2.3 In terms of access to public transport, the site is within easy walking distance of Ruabon train station and is directly served by local bus routes 2, 2A, 2E, 2V, 5 and 5A, and limited stop route X94. Together, these routes provide approximately 10 buses per hour to/from Wrexham during the Monday-Saturday daytime period with frequent links (2-4 buses per hour) as far as Chirk, Llangollen and Oswestry, and a 2-hourly service to Barmouth. Evening and Sunday services are less frequent with services operating every 1-2 hours to Wrexham, Chirk and Ruabon.
- 2.4 Train services are generally every hour to Wrexham, Chester and Shrewsbury with 2-hourly services operating as far as Birmingham, Cardiff and Holyhead.
- 2.5 Given the high level of public transport accessibility and the proximity of the site to essential services and facilities, car parking provision could be below the maximum standards required by the Wrexham UDP and non-statutory Supplementary Planning Guidance. However, the Indicative Layout does demonstrate that 3 spaces per dwelling can be achieved.
- 2.6 The site is relatively flat and consequently neither excessive numbers of steps or ramps will be required within the layout ensuring ease of access by all people. Level thresholds will be provided to all properties in compliance with Part M of the Building Regulations and all areas of the development, including entrances to buildings, are to be well lit further assisting the ease of movement, safety and security of residents.



### 3.0 CHARACTER

#### Appearance

- 3.1 The subject site comprises Grenville Terrace, Station Road, Ruabon. It is located to the northwest side of Station Road, to the northeast of its intersection with Cil y Coed. It is bounded by Wynnstay Gardens to the southwest and northwest and a detached residential dwelling known as Highfield to the northeast. A location plan is provided at Appendix 1
- 3.2 The site is currently occupied by a 2-storey terrace comprising four residential dwellings, none of which are currently occupied. Vehicle access to number 1 is directly from Station Road whilst numbers 2-4 are accessed via a right of way over a private drive leading from Station Drive and running behind Highfield.
- 3.3 Existing development in the immediate vicinity is predominantly residential but of varying form and density as can be seen on the accompanying Site Location Plan (Drawing no. SH16017-10-05). Dwellings to the northeast front onto Station Road and comprise pre-war 2-storey detached and semi-detached dwellings constructed of traditional building materials including stone walls and slate roofs.
- 3.4 To the southeast, the development at Cil y Coed forms part of a late-C20th housing estate of detached and semi-detached dwellings built at a density of approximately 35.96 dwellings per Hectare. The dwellings on this estate utilize modern materials such as red and yellow facing brick for the walls and concrete roof tiles.
- 3.5 To the southwest and northwest, Wynnstay Gardens is a C21st development of 2-3 storey terraced, semi-detached and detached dwellings built at a density of approximately 44.07 dwellings per Hectare. Dwellings on this development have been constructed with modern materials although the elevations display a greater variety of treatments than was used at Cil y Coed, with white render being used in addition to red and cream colour facing bricks and corners of selected dwellings being picked out with brick quoins. Tiles as opposed to slates are used for the roofs which have relatively steep pitches. Front facing dormers are also employed on many of the dwellings on this development.



- 3.6 A series of photographs illustrating the existing development in the vicinity of the site is provided at Appendix 2.

#### Amount, Layout and Scale

- 3.7 There has been extensive consultation with the Local Planning Authority regarding the proposed Indicative Masterplan. The views of the Local Planning Authority have expressly been incorporated into the submitted indicative layout. Supplementary Local Planning Guidance Notes 20 and 21 have also been adhered to. The proposed development would comprise of nine residential dwellings. Although the application is submitted in outline with all matters reserved, it is envisaged that a mix of terraced, semi-detached and detached dwellings would be provided.
- 3.8 The accompanying indicative layout drawing SH16017-10-03 (Appendix 3) suggests that a dwelling mix of 8 terraced units (one group of 4 and two groups of 2), and 1 detached dwelling could be accommodated on the site. (Please note that dwelling No. 9 will have a non habitable rooms in the far South West front elevation). The main access road running roughly NW-SE and a shared access drive running roughly SW-NE parallel to Station Road. This would result in the development having an active frontage towards Station Road as per the neighbouring development at Wynnstay Gardens.
- 3.9 In terms of scale, it is envisaged that plots 1, 2 are three storey, to match those at Wynnstay Gardens, and the remainder of the scheme is 2 storey, leading to gradual decrease in building density from Wynnstay Gardens to Highfield.

#### Landscaping

- 3.10 The accompanying indicative layout drawing SH16017-10-03 (Appendix 3) provides an indication of how an appropriate scheme of hard and soft landscaping could be incorporated into the development.
- 3.11 The site is currently screened from Station Road and the neighbouring dwelling to the northeast (known as Highfield) by mature conifer hedgerows. That along the southeast



boundary sits atop a low level stone wall which is breached towards the centre of the frontage to provide access.

3.12 As part of the proposed development, the access from Station Road would be improved, and this is further detailed in the Section 2 of this Statement.

3.13 As discussed with the Local Planning Authority, it has been a priority for the design of the site to provide an 'Active Frontage'. Accordingly, it is envisaged that the whole of the hedgerow along the southeast boundary be removed and replaced with an appropriate number of native trees and shrubs. The species of these can be confirmed through the Reserved Matters Stage. The existing conifer hedgerow along the northeast boundary is to be retained as far as possible in order to provide continued year round screening of the site from Highfield.

#### **4.0 COMMUNITY SAFETY**

4.1 The scheme has been designed to provide active frontages, not only Station Road but also the access drive within the scheme. This would be achieved by orientating the proposed dwellings such that wherever possible, their principle elevations would face either the main access road or the shared surface drive as appropriate as shown on the indicative layout drawing.

4.2 In addition, the layout suggested on the indicative layout drawing would permit the whole of the access road to be seen from the intersection with Station Road, whilst removal of the existing conifer hedgerow from along the southeast boundary would increase visibility of units 1-6, which would otherwise be hidden behind this hedge.

4.3 A variety of house types and sizes has been included creating the basis for a balanced community and thus creating an attractive residential environment with diversity in building forms and scales. The suggested mix of dwelling types and sizes would encourage activity in the street throughout the day and consequently improve security.

4.4 The above design solutions together with an appropriate street lighting scheme would help to ensure the creation of a residential environment where people can feel safe and crime



discouraged. This would be a vast improvement from the current situation at The Site, which is subject to vandalism and illegal drug abuse. Despite best efforts from the owners of The Site to secure the buildings from such anti-social behaviour, there appears little success. Consultation has been undertaken with neighbouring properties who have expressed concern about the illegal activities taking place and they actively encourage this Planning Application. This includes the resident of Highfield and number of those from Wynnstay Gardens.

## **5.0 ENVIRONMENTAL SUSTAINABILITY**

- 5.1 The proposed development would involve the re-use of previously developed land at a greater density than the existing development. By making such an efficient use of previously developed land, the development would help to reduce pressure for the further release of greenfield land.
- 5.2 It is envisaged that the development would achieve Code for Sustainable Homes - Level 3 by addressing each of the following issues.
- 5.3 The limiting of carbon dioxide emissions to the atmosphere arising from the operation of a dwelling and its services could be achieved by such measures as:
- Adopting construction techniques that achieve a percentage improvement to the Dwelling Emission Rate
  - Future proofing the energy efficiency of the dwellings over their whole life by limiting heat losses across the building envelope
  - Encouraging the provision of energy efficient lighting, thus reducing the CO<sub>2</sub> emissions from the dwelling
  - Providing a reduced energy means of drying clothes and providing a 'drying line' in the rear gardens
  - Providing energy labelled white goods
  - Providing adequate and secure cycle storage in sheds in the rear gardens
  - Reducing the need to commute to work by providing residents with the necessary space and services to work from home and encouraging those who don't work from home to use sustainable modes of transport such as walking, cycling and bus/rail services



- 5.4 The reduction of water consumption could be achieved through the following measures:
- Reducing the consumption of potable water in the home by fitting flow restrictors to taps, showers etc
  - Encouraging the recycling of rainwater by the installation of water butts.
- 5.5 The reduction of the environmental impact of materials could be achieved by:
- Encouraging the use of materials with lower environmental impacts over their lifecycle
  - Encouraging the specification of responsibly sourced materials for the basic building elements
  - Encouraging the specification of responsibly sourced materials for the finishing elements.
- 5.6 The reduction of Surface Water Run-off from the development could be achieved by:
- Appointing specialist consultants to calculate and design attenuation measures that reduce and delay the water run-off from the hard surfacing areas
  - The uses of Sustainable Urban Drainage Systems to collect and manage the disposal of surface water
  - The provision of water butts to collect rainwater and encourage its recycling
- 5.7 Waste storage, disposal and recycling could be addressed by:
- Providing a Site Waste Management Plan to enable the efficient use of resources during construction stages and limiting site waste
  - Providing adequate internal and external storage space for waste to enable its appropriate management
  - Providing facilities for the compost of household waste in rear gardens with instructions provided to residents
- 5.8 The precise range of measure to be adopted in order for the development to achieve Code for Sustainable Homes - Level 3 will be detailed as part of the Reserved Matters submission.



## **6.0 MOVEMENT TO FROM AND WITHIN THE DEVELOPMENT**

- 6.1 The site is situated immediately northwest of the B5605 on the southern side of Ruabon and close to the A539 and A483 highways. The site is within walking distance of a good range of services and facilities including shops, schools, public transport and employment opportunities
- 6.2 The layout suggested on drawing SH16017-10-03 (Appendix 3) would provide for safe pedestrian movement to, from and within the development.
- 6.3 The main access road into the development would be conventionally surfaced and provided with footways on both sides.

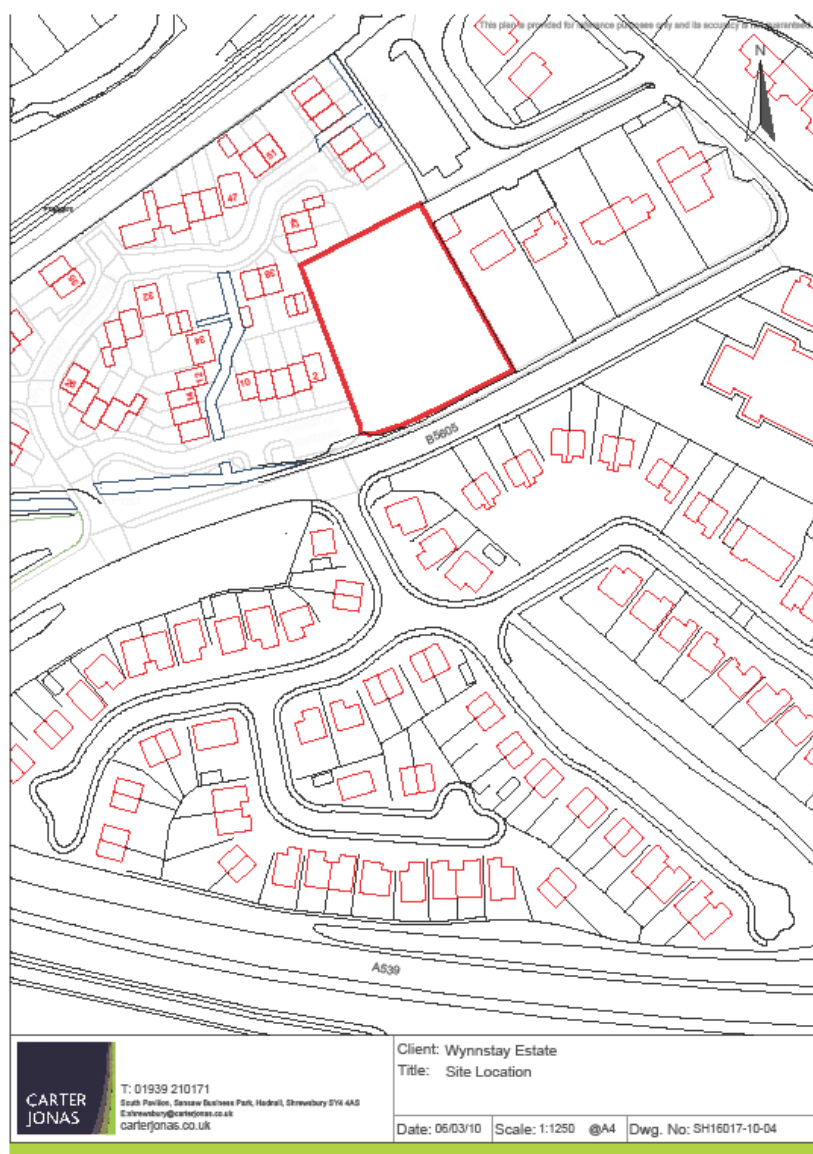
## **7.0 CONCLUSION**

- 7.1 This Design & Access Statement has been prepared to accompany an Outline Planning Application for the erection of nine residential dwelling houses on land at Grenville Terrace, Ruabon
- 7.2 The site is situated in a highly sustainable location within walking distance of Ruabon town centre, the train station and a high frequency bus service. Furthermore, the proposed development would make efficient use of previously developed land, thereby reducing pressure on greenfield sites as per National Guidelines.
- 7.3 In developing the indicative layout, matters of highways, topography, access and accessibility, transport and travel options have been fully considered. As outlined the scheme has been designed and planned to create a coherent development compatible in scale, form and appearance with the local area providing a carefully designed solution to enable the development of a residential environment where people can feel safe and crime discouraged.



## **APPENDIX ONE**

### **SITE LOCATION PLAN**





## **APPENDIX TWO**

### **PHOTOGRAPHS**



**Existing development on site viewed from southern corner showing existing stone walls.**



**Residential development at Cil Y Coed. Note extensive use of modern materials and lack of active frontage to Station Road**



**Front (southeast) boundary of site as existing. It is proposed to move the access c.16m northeast and remove the conifers**



**View along Station Road towards Ruabon village centre. The stone boundary walls are a characteristic feature of the area and would be retained along the southeast and southwest site boundaries**



Recent development on neighbouring site at Wynnstay Gardens showing retained stone wall to front boundary





**APPENDIX THREE**

**SITE LOCATION PLAN – SEE ATTACHED PDF**