

2No. Semi-detached, King Street,
Acrefair, Wrexham

Design & Access Statement

Proposal

Full Planning Approval is sought for the development of 2No. Semi-detached properties.

Context

The site fronts onto King Street. And the proposed development will continue the street frontage created by the adjacent Maelor Terrace.

The site sits to the front of a current affordable homes development which is nearing completion. The access road to this development forms the southern boundary. To the north is the boundary to the pub. The western boundary is between the site and the new development of 9 dwellings.

The terrain falls steeply from the eastern boundary with King Street.

The existing residential properties bounding the site are a mixture of terraced and semi-detached properties. Ruabon red brick is the principal elevational treatment with slate roofs.

Accessibility

There will be shelter provided to main entrance doors with door widths of 850mm to afford easier access for wheelchair users.

Thresholds to these entrances to be a max 15mm in accordance to Part 'M' of the building reg's.

Every effort has been made with the design of the dwelling to ensure that the entrance storey of the dwelling will be accessible by all persons, wheelchair users and ambulant disabled persons.

Character

Amount:

2 No. 2 Bedroom 4 person semi-detached homes

Siting:

The proposed dwellings are orientated to run parallel with King Street in such a way to continue the street frontage of the existing properties. This also produces the most efficient use of space.

Appearance:

The surrounding residential buildings are built using red brickwork with grey slate tiles. There is a mixture of detached, semi-detached and terraced housing within close proximity of the site.

The appearance of the proposed dwellings will reflect certain details found on the existing elevations such as stone sills and terracotta ridge tiles.

Scale:

We feel that the form of the Buildings provide visual interest to the site and are non contentious and sympathetic to the adjacent properties.

Landscaping:

The hard and soft landscaping proposals are designed to be easily maintained and sympathetic to the development.

All parking will be defined with a surface suitable for wheelchair users.

Community Safety

The site benefits from good levels of natural surveillance and will also have sufficient lighting to deter unwanted access.

Environmental Sustainability

The proposed development will sit on what is currently overgrown land with low eco-logical value. The proposal will enhance this value and put the land to purposeful use.

- The new dwelling will be constructed in compliance with the current Building Regulations and will meet the energy performance requirements set out in them for the construction elements, heating, energy efficient lighting and ventilation.
- As Planning Consultants, we have made our Clients aware of the importance of using sustainable materials for the construction of the dwelling.
- Our Client is aware that the construction elements should include recycled and reclaimed materials where possible, as well as using locally sourced materials to reduce transport emissions.
- Our Client is also aware that it is important to use sustainable materials for the various elements of the construction, with certification to indicate the sustainable source, such as FSC for timber.
- The implementation of this during the construction period will be controlled by our Client, as the remit of Munro Associates will not cover supervision of the build.

Movement To, From and Within The Development

As the site benefits from fronting onto King Street, pedestrian links with the existing provision is easily achieved.

Vehicular parking will be to the rear of the proposed properties. They will be accessed from the new road serving the recent development behind the proposed. This road which has been constructed to Local Authority adoption standards.

Due to level differences on site, rear access to the property will be via a decked terrace and external steps. The steps will be designed to meet Part 'M' of the building reg's.

Both dwellings will have parking space allocated for the occupants, therefore limiting the need for on-street parking.

The area is well served by local buses run by several operators. There are bus stops on primary routes within close proximity including opposite the site on the B5096 King Street and less than 100m away on the A539 Llangollen Road. Rail travel is accessible a short distance away at Ruabon train station with regular services and links to the national rail network. Acrefair is an evolving community and there are numerous amenities within walking distance, therefore reducing the requirement for a motor car.

The following facilities are available:

5 Minutes

Post Office and shops
Doctor's surgery
Pharmacy
Acrefair C P School
Bus to Wrexham
Children's nursery
Local hostelrys and pubs

10 Minutes

Rhosymedre Infant and Junior School
Maelor Youth and Community Centre
Plas Madoc Leisure Centre, swimming and sports facilities

15 Minutes

Dental practice
Cefn Mawr library
Ty Mawr Country Park
Bank / cash dispenser

20 Minutes

Ruabon train station
Ysgol Ruabon Secondary School