

Blueprint Architectural Services Ltd

Office 3K4, Redwither Tower,
Redwither Business Park,
Wrexham. LL13 9XT.
Tel: 01978 356500
www.blueprintarchitectural.com

Design And Access Statement



Statement prepared for:

Mr Andy Cottle

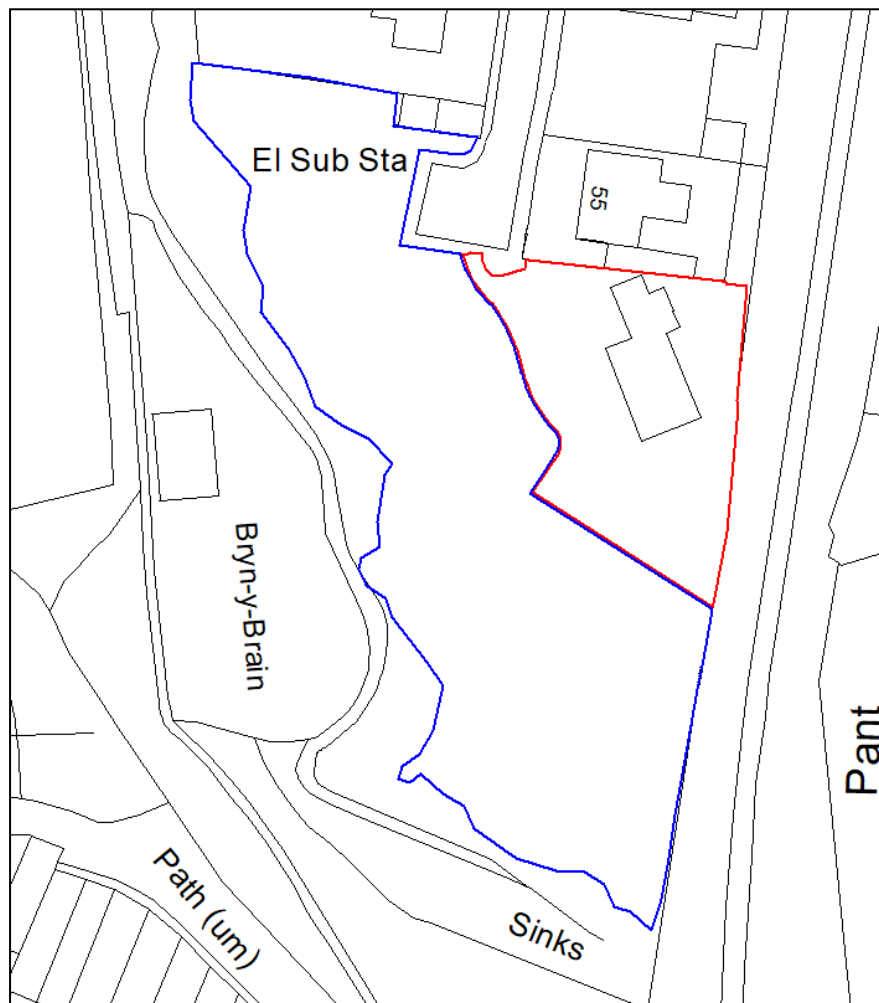
Civils House
Davy Way
Llay Industrial Estate
Wrexham
Clwyd
LL12 0PG

Statement required for:

Proposed residential development at 57 Bryn Glas, Rhosllanerchrugog, Wrexham, LL14 2EA.

1. Brief:

- 1.1 We have been approached by our client to obtain the necessary planning approval required for a residential development on land recently acquired in the popular village of Rhosllanerchrugog.
- 1.2 The proposed development site has been subject to a previous application. Demolition of the existing bungalow and erection of 3 substantial family homes was granted under application ref no: P/2011/0779. A further application was granted permission under P/2018/1047.
- 1.3 With the principle of development agreed under the previous application, our initial brief was to maximize the development opportunity within the village and provide smaller units to increase numbers on the site.
- 1.4 Our proposed development has included for 4 units with a variety of 3 and 4 bedroomed properties.
- 1.5 Following a recent refusal and appeal decision for the development of 5 units on the site, we have revised the proposal to safe guard the existing trees on site, ensuring the new proposed driveway is constructed outside of the RPA of the trees.



1. Existing Site Plan

2. Access:

- 2.1** The site is accessed off Bryn Glas, within the village of Rhosllanerchrugog. Bryn Glas is an adopted road which is a dead end. Residence park vehicles on the highway due to insufficient parking being provided to dwellings along the street.
- 2.2** Bryn Glas is accessed off Brook Street which terminates at the road junction of Market Street the main road through the village centre. Many local conveniences can be found within the village such as a spar, bakery & take away establishments.
- 2.3** The main access road up to the village is the B5426 which connects at its eastern junction with the B5605, in the hamlet of Johnstown. The B5605 connects to both Junction 1 and Junction 3 of the A483, the main carriageway linking Wrexham to Chester and Oswestry. Rhos is conveniently located for all commuters of these large towns/cities.
- 2.5** There are good public transport links connecting Rhosllanerchrugog to Wrexham via a public bus service. The no 3 & 4 buses pass through the village centre at 15 minute intervals providing an excellent public service for non-car users to the large employment area of Wrexham.
- 2.4** Should there be a need for residents of Rhos to travel by rail, the closest station is in Ruabon and can be reached either by bus or by car.



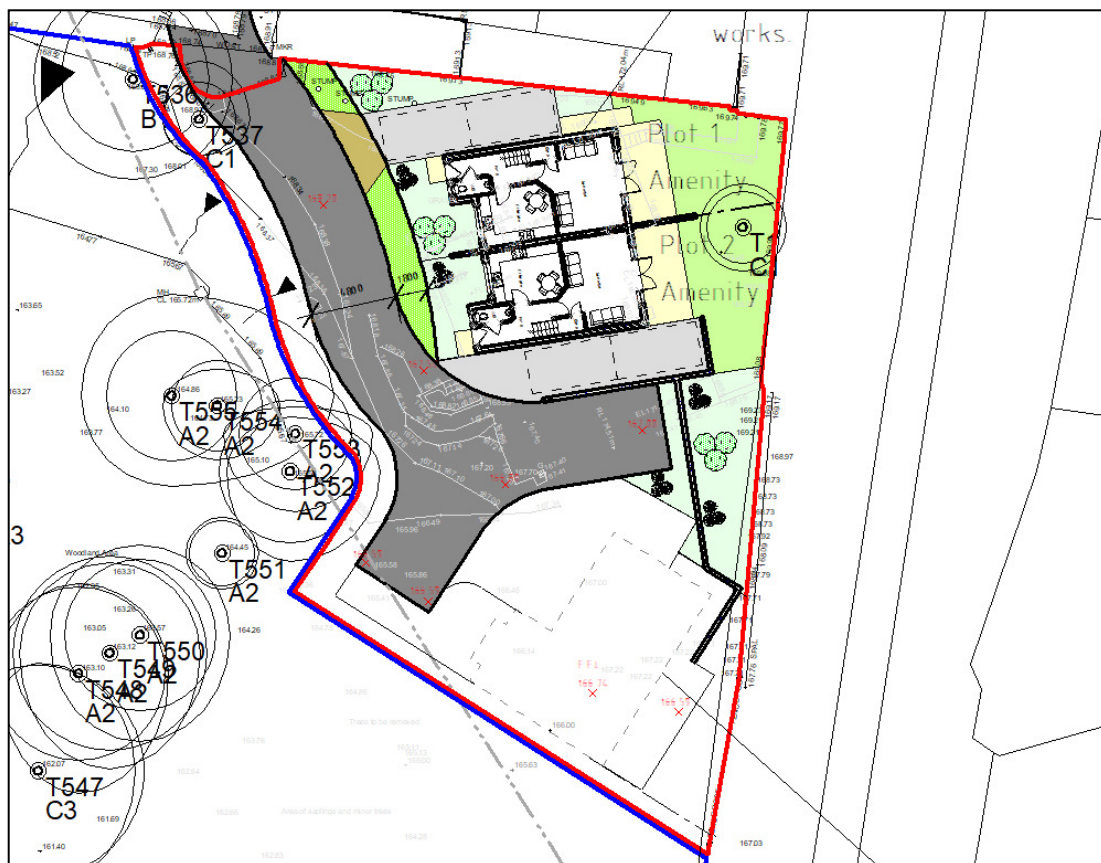
2. Bryn Glas

- 2.5** Rhosllanerchrugog is one of the largest villages in Wales with a population of over 10,000. Due to the size of the village, there are several primary schools and a secondary school within the village.

- 2.6** The proposed dwellings have been designed to ensure that all internal doors and passageways are wheelchair accessible to enable easy means of entering/exiting the property. As with all new property the dwelling will be provided with a ground floor WC a requirement under Part M of the Building regulations. Ramped access & level access thresholds are to be provided at main entrance points of the dwelling.
- 2.7** As part of this proposal, we have provided parking facilities for the dwelling to ensure on-street parking does not occur as it does currently on Bryn Glas with existing properties as stated in **2.1** of this document.

3. Character:

- 3.1** A variety of properties are present on Bryn Glas. When viewing properties along Bryn Glas, there is a clear difference in property styles which is pointing towards a different period of construction.
- 3.2** External facing materials vary on Bryn Glas, from the popular ruabon red brick, to a pale red/brown brick. Roofing materials also vary along the street scene, from natural roofing slate to concrete roofing tiles another indication to the period of construction.
- 3.3** On the left hand side of Bryn Glas a theme has been carried along this side of the street with dwellings constructed of Victorian design, large bay windows with a gable canopy roofs above. The arched brickwork above the main entrance door is a theme which is carried through several dwellings. Due to the age of these properties they have been altered over the years, from extensions altering their appearances to a change in fenestration material, aluminium or UPVC from the original decorated softwood frames have been installed.



3. Proposed Site Plan

- 3.4** The majority of roofs are pitched gable with one dwelling having had a flat roof side extension which again provides a variation to the street scene.
- 3.5** The site is approximately 0.38 hectares which is a large area. Due to the topography of the land and trees which are present on the site, the development opportunity is limited. A tree report submitted with the application outlines trees which can be removed and trees which require protection during development. The protection measures outlined in the tree report will ensure the characteristics of the site is retained.

4. Appearance:

- 4.1** The appearance of the proposed properties have been designed to add variation to the street scene, to add to the characteristics of the locality. The proposed property is are semi-detached dwellings.
- 4.2** The unit provides the site with 2 three bedroomed properties, the properties will have stepped finished floor levels taking into account the topography of the site. Ample amenity space is provided for the properties.
- 4.3** Each property is to be constructed from facing brick to local authority approval. Upvc windows are to be installed with bathroom and wc windows obscurely glazed, windows installed to be provided with adequate openings within bedrooms for fire escape purposes. Roof coverings are to consist of grey interlocking roofing tile to local authority approval.



4. Elevations of Proposed Dwellings

5. Community Safety

- 5.1** According to information available to the general public there has been 42 crimes reported in the vicinity for the month of June 2020. 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 new homes to the area would see an increase in these crime figures.

- 5.3** With the inclusion of this development to the area natural surveillance would be vastly improved due to the existing property being unoccupied, and the introduction of additional units on the site.

6. Environmental Sustainability

- 6.1** The proposed dwellings will be fully insulated to meet the requirements of the current Building regulations, thus ensuring the dwellings will be thermally and acoustically efficient.

- 6.2** Double glazed units will be used throughout and energy-efficient heating system will be installed to heat the dwellings.

- 6.3** The dwellings will be fitted with lighting outlets which take lamps of luminous efficacy of at least 40 lumens/circuit watt to ensure that the dwelling has efficient light fittings. 100% of light fittings installed are to be energy efficient light fittings.

- 6.4** By increasing the amount of units to this proposed development, making good use of land the development within the village of Rhosllanerchrugog will be far more environmentally sustainable than constructing large 4 bedroomed dwellings.

- 6.5** Robust details will be followed during the construction ensuring adequate soundproofing between the dwellings, providing comfortable homes for occupants.

7. Conclusion:

- 7.1** We feel this planning application should be looked favourably upon and granted permission as we feel there are no justifiable reasons for refusal.

- 7.2** Development of this parcel of land within the community will vastly improve on the current characteristics of the site, improving on natural surveillance for the area from the previously obtained approval was granted in 2011.

- 7.3** Additional units on the site makes better use of land available and provides the local authority with a site that aids in the shortage of dwellings available in the county borough.

- 7.4** The loss of a unit on the site from the previous scheme has allowed a scheme to be developed ensuring the trees on site are protected as part of the proposal put forward.

Document Prepared by:
Jack Felgate
Architectural Technician
on behalf of Blueprint Architectural Services Ltd