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Design and Access Statement



Statement prepared for:

Gower Homes

8 Temple Row
Wrexham
LL13 8LY

Statement required for:

Proposed residential development at Willow Cottage, Ruabon, Wrexham. LL14 6LE.

1. Brief:

- 1.1 We have been approached by our client to obtain full planning permission on a parcel of land that currently benefits from outline consent for a residential development. Permission was on 10/07/2019 under application reference number P/2018/0277.
- 1.2 The current property occupying the site is a single storey bungalow, which we assume dates back to the 1960/1970s.
- 1.3 As can be seen on the satellite image below the plot is oversized, it was also noted on our original visit, the proximity of the A483 to the application site. To support the application an arboriculturist and acoustic engineer are involved together with an ecologist to provide information in relation to the constraints on site.
- 1.4 Following the outline planning process, it had been made clear a main drain crosses the application site. As noted on the correspondence from Welsh water an easement of 5.25m is required from this drain for any future maintenance that may be required. This apparatus crossing the site provides the main constraint due to its depth.

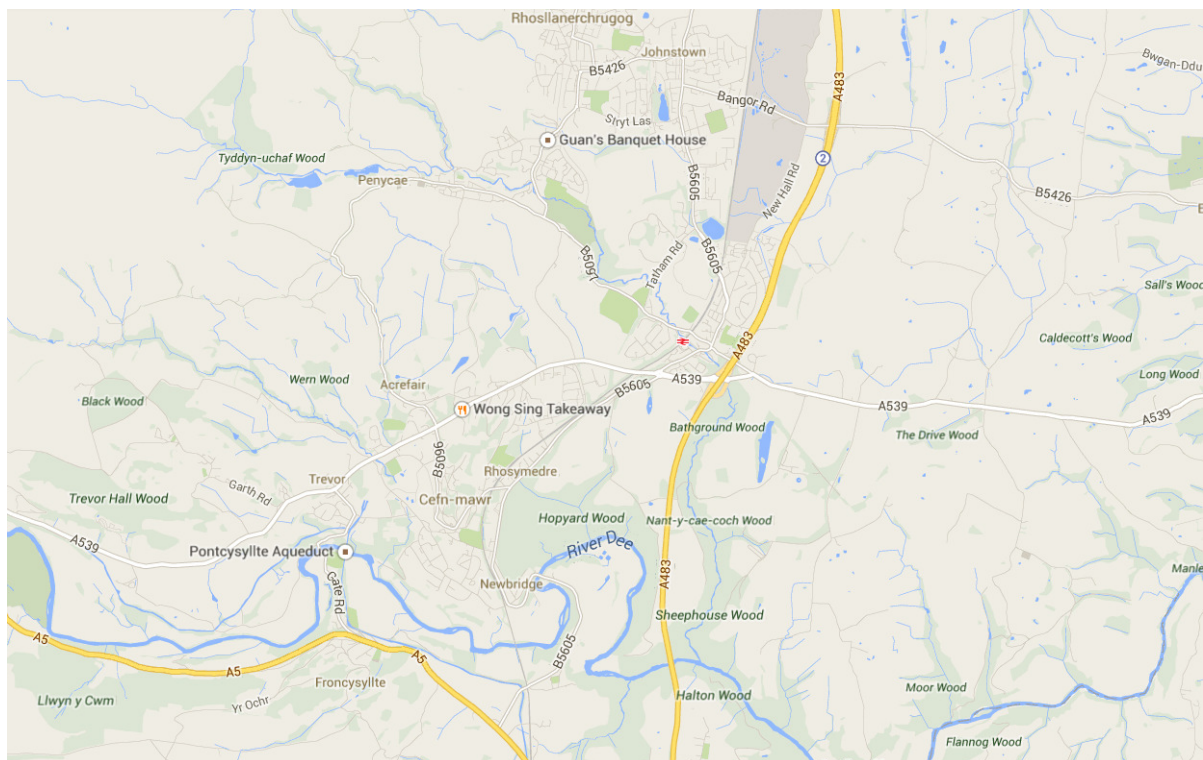


1.
Satellite image of the site.

2. Access, including movement to and from the site:

- 2.1 The site is accessed off the B5097 within the village of Ruabon. The B5097 is responsible for linking the village of Ruabon to Overton, and also providing a link to the A483.

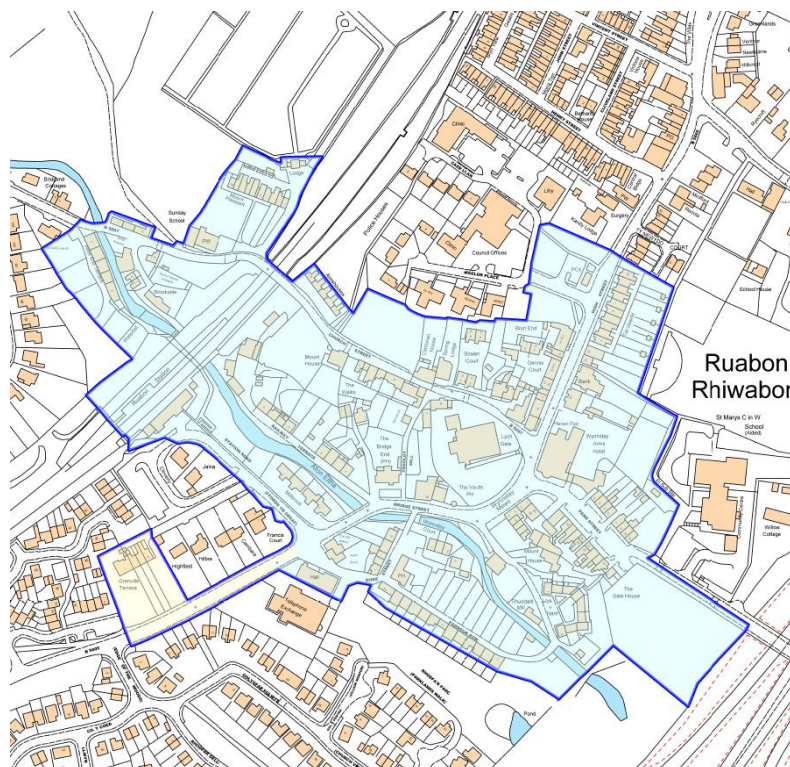
- 2.2** The A483 provides commuters with road links to the towns of Wrexham & Oswestry, and the City of Chester. All three destinations being within a 30 minute car journey of the application site.
- 2.3** The A483 provides links to other major roads which can be accessed near Chester. The A55 express way connects road users to the North Wales coast meaning The City of Bangor is within an hour's car journey. The M53 & M56 is accessed off the A55 meaning good road links to Manchester and Liverpool are also within a relatively short distance of the site
- 2.4** A new proposed access point is to be central to the front boundary of the application site, providing an enhanced vehicular visibility splay from the site.
- 2.5** The layout will provide ample parking, producing 20 parking spaces for the 8 dwellings, although not achieving the maximum parking standard as set out by the guidance note, the site is in a sustainable location in terms of distance to the village centre and public transport links, such as regular bus services and trains.
- 2.6** A train station is within the village centre, which makes the area popular with commuters. This public transport link also provides non car users with the opportunity to access the villages/towns/cities along the train route such as Chester, Wrexham, Chirk, Gobowen & Shrewsbury. The rail network is national with thousands of destinations available from Ruabon. Direct trains to Cardiff & Birmingham pass through this station, further destinations are available with 1 or 2 changes at specific stops.
- 2.7** Buses are regularly travelling through the village of Ruabon, terminating in Oswestry, Barmouth, Llangollen, Cefn Mawr and Wrexham. This public transport link provides excellent services to non car users who wish to access towns and nearby villages. The site will promote the limited use of private cars due to the public transport links available.



2.
Map of Road Links

3. Character:

- 3.1** Ruabon is a village located approximately 6 miles from the Town of Wrexham and 10 miles from Oswestry, and is located within the County Borough of Wrexham.
- 3.2** There are various architectural designs and periods of construction in Ruabon. A number of different facing materials have been used within the village. The existing bungalow occupying the site appears to have been clad with imitation stonework, with the school adjacent clad from natural slate.
- 3.3** The main type of facing material used in Ruabon is that of the Ruabon Red Brick, a local brick which was made in the Dennis Ruabon Brickworks, just a couple of minutes drive from the village centre. The traditional buildings lining the High Street are predominantly roofed with natural welsh slate with a minority of buildings using a clay tile, presumably sourced locally.
- 3.4** As part of the development proposed the existing bungalow and associated outbuildings will be demolished with the site cleared to allow the residential development to take place. Aesthetically the existing bungalow occupying the site adds nothing to the or street scene. The site is well screened by vegetation and trees which occupy the embankment of the A483.
- 3.5** The removal of the existing structures currently occupying the site and replacement with new modern style dwellings will enhance the area and make good use of the land available in the village.
- 3.6** The application site is positioned outside the conservation area of Ruabon. It is important to note properties that add to the designated area have been included, which has provided elements of the map that appear disjointed as can be seen with Grenville Terrace.



3.
Map of Conservation Area

- 3.7** A varied street scene is present in the vicinity of the application site. A number of architectural statements have been made along the B5097, from listed cottages to the rear of The Wynnstay to the 1960s 1970s St Marys Church in Wales School.

4. Appearance/Design Principles & Concepts

- 4.1** We have included for 8no: detached units on the application site. A very well-known and respected developer, Gower homes aim to produce quality units which will enhance the characteristics of the area.
- 4.2** During the course of the outline application, the prominence of the site was discussed and viewed as an important site when entering the conservation area. A key fact in terms of the site and its location is that it is outside of designated conservation area and is heavily screened by trees lining the A483 which are to remain in place.
- 4.3** The entrance into the site has been a major consideration, retaining its appearance but producing an entrance which is in-keeping with the current street screen, its is proposed the entrance has low level shrubbery and 1200mm high stone wall beyond, the entrance to the site is a prominent feature of the site being visible from the main road.



4. Site Layout

- 4.4** The principle of design has also been considered in relation to secure rear amenity spaces, layout and separation distances achieved between each property. Careful consideration has been given to specific design principles during the proposed layout as indicated on our planning drawings.
- 4.5** The dwellings proposed have been constructed previously in the County Borough. The chosen designs will provide the area with much needed quality family homes, being 3 and 4 bedroomed properties.
- 4.6** Construction of the units will be timber frame, this method of construction will produce energy efficient homes and speed up the construction on site. Each unit will be clad in masonry to the designs as indicated on the supporting plans.
- 4.7** As stipulated withing section 1.4 of this statement a main sewer crosses the site as noted on the welsh water correspondence received as part of the outline consultation. This has affected the design of the site due to the easements that are required from the centre point of the drain.
- 4.8** The layout is reflective of the outline consent, retaining the road layout and courtyard turning area producing an unformal road layout, softening the impact of hardstanding to the site. The design has also allowed a parking scheme which is screened.

5. Community Safety

- 5.1** According to information available to the general public there has been 44 crimes reported in the vicinity for the month of July 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 family homes would see an increase in these crime figures.
- 5.3** With the inclusion of this proposal to the area natural surveillance would be vastly improved from a current vacant building with several dwellings increasing on natural surveillance of the area.

6. Environmental Sustainability

- 6.1** The buildings 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** It is proposed the units would be constructed using timber-frames reducing the carbon footprint of the development.
- 6.3** 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 developing this parcel of land in the vicinity of other residential properties, services will be in close proximity to the application, ensuring the development is sustainable to the area.

7. Local And National Policies.

- 7.1** The proposed residential development is compliant with policies PS2, PS3 & PS8 of the Wrexham UDP.
- 7.2** Our Scheme to develop this parcel of land will be compliant to Policy GDP1.

8. Conclusion:

- 8.1** We feel this planning application should be looked favourably upon and granted permission as we feel there are no justifiable reasons for refusal.
- 8.2** The proposal would provide a welcome addition to the village, adding to the characteristics of the vicinity and improving on the natural surveillance for the area.
- 8.3** The excellent infrastructure available in the village can easily accommodate the additional housing in the village.
- 8.4** The principle of development on the site has been agreed under the permission P/2018/0277, the proposal put forward is to produce a quality development that will enhance the area.

*Document Prepared by:
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on behalf of Blueprint Architectural Services Ltd*