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Design and Access Statement



Statement prepared for:

Mr David Thomas

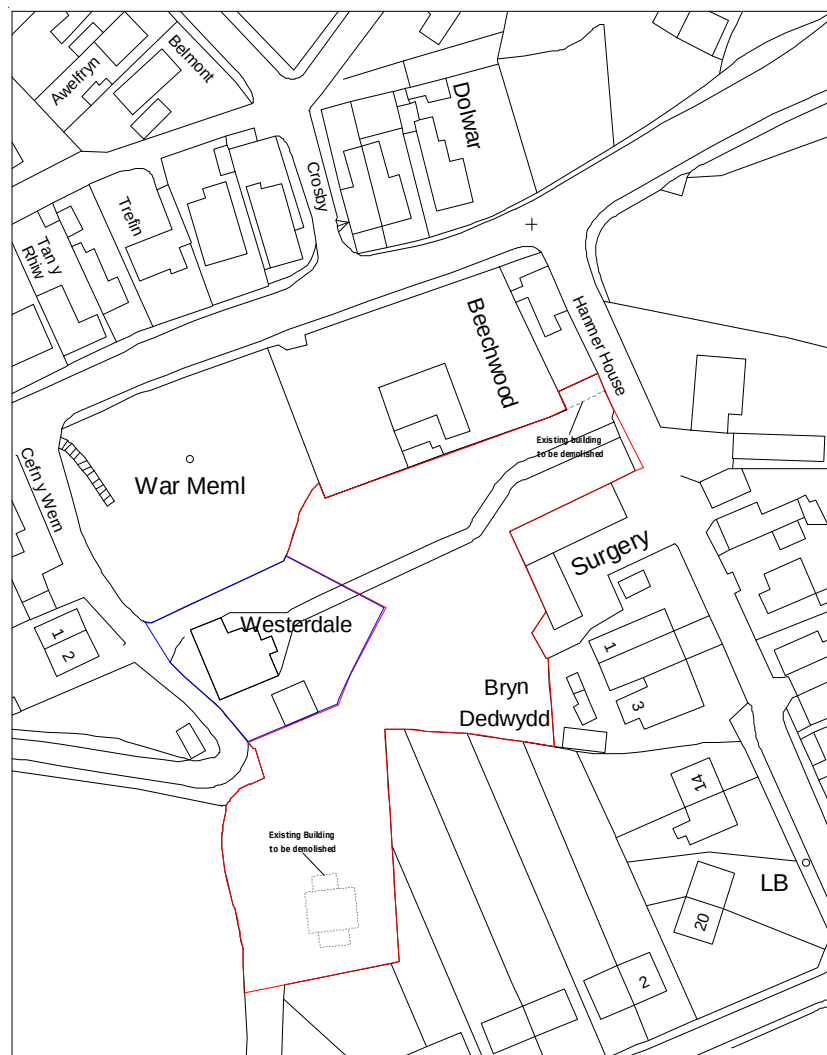
Penny Black,
Abbot Street,
Wrexham,
LL11 1TA.

Statement required for:

Proposed residential development at Westerdale, Hill Street, Rhosllanerchrugog, Wrexham. LL14 1LP.

1. Brief:

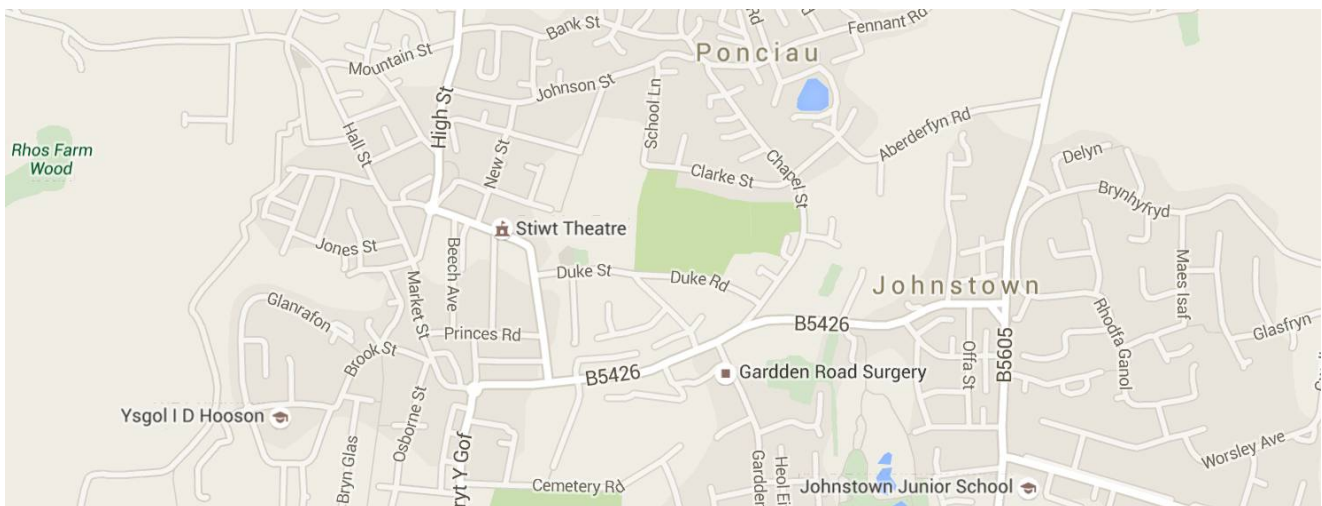
- 1.1 We have been commissioned by our client to seek the planning permission required for a residential development on land attached to a property he owns.
- 1.2 The parcel of land is currently part of the amenity which surrounds our client's property. A proposal has been put forward to develop this land which does prove difficult to maintain as part of one property.
- 1.3 Due to the location of the site we felt it would be good practice to re-develop the land to provide additional residential units in a central village location.
- 1.4 There is a current site access provided off Gardden Road, as part of the proposed development a scheme to improve the current access has been put forward.
- 1.5 Westerdale, the existing property on the site is to be retained as part of the proposed development this will ensure existing characteristics of the site are retained.



1.
Existing Site Plan

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

- 2.1** Westerdale is currently served by two separate access points. As part of the development we are putting forward a scheme of improvement to the existing access point off Gardden Road.
- 2.2** The improvements made to the access point off Gardden Road allow adequate visibility splays to be provided for vehicles entering the 20mph road. To provide these visibility splays we are proposing to demolish an existing outbuilding and provide splays across the surgery car park.
- 2.3** The second site access point is to remain as existing. Although this access point is to be retained we are proposing to include a separate access point for Westerdale off the new roadway, which is to be constructed as part of the residential development.
- 2.4** The site address is Hill Street, Rhos, the main access route into the largest village in Wales. Although the current site address is Hill Street, our proposed access point is off Gardden Road which is a highway directly accessed off Hill Street as indicated by the map of road links provided below.
- 2.5** Rhos is a small Victorian mining village approximately 3 ½ miles south-west from Wrexham Town Centre. It boasts a number of local amenities, which include a post office and local convenience stores.
- 2.6** Hill Street (B5436) which terminates at its eastern junction with the B5605, at the hamlet of Johnstown. This road provides a direct route to Ruabon. The B5605 connects to both Junction 1 and Junction 3 of the A483, the main carriageway linking Wrexham to Chester and to Oswestry. Rhos is conveniently located for all commuters of these large towns / cities, but also for those working within the local villages or hamlets.

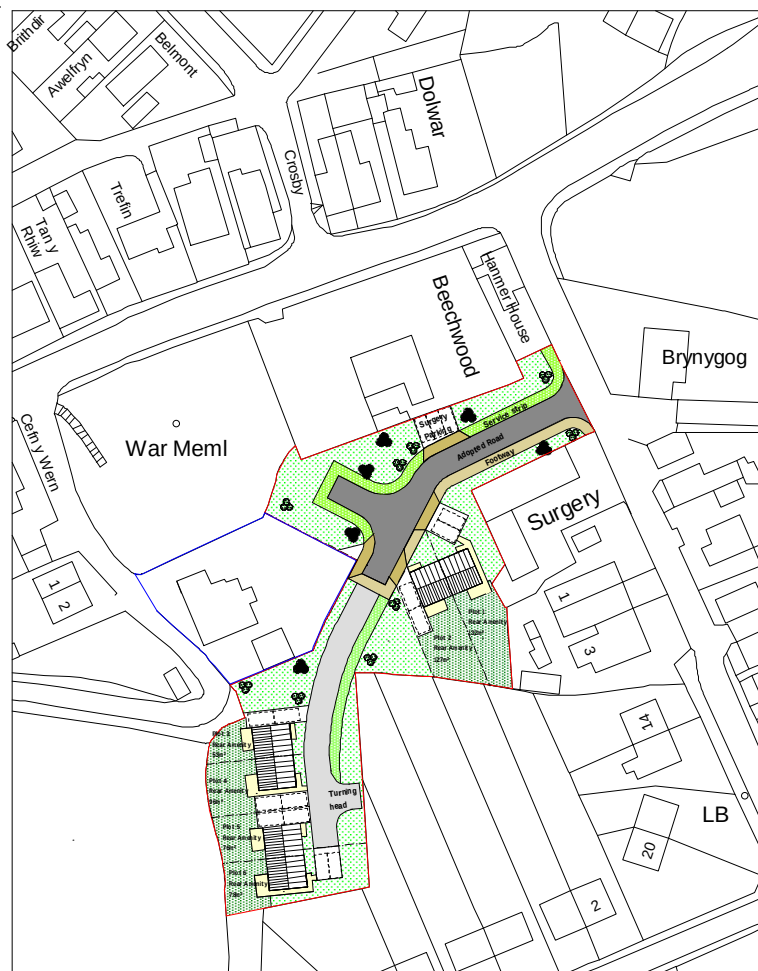


2. Map of Road Links

- 2.7** A regular bus service is provided to the village of Rhos from Wrexham, the no4 bus provides a service every 30min, a direct route to Wrexham the bus service also provides good links to the nearby villages of Penycae, Johnstown and Rhostyllen.
- 2.8** It is evident parking for the adjacent GP surgery parking is somewhat limited. As part of our proposal we are aiming to provide additional parking within our client's boundary to ease the limited parking available on the surgery site.

3. Character:

- 3.1** Properties in the streets surrounding Gardden Road, are local authority housing, the dwellings are semi-detached properties built using – in the main – the local brick: Ruabon Red, available for decades from the former Ruabon Tileries on Hafod Road, with hipped roof structures.
- 3.2** Private residential properties also line Gardden Road, immediately opposite the surgery the dwellings add character to the street scene with bay windows and varied facing materials used from facing bricks to a rendered finish. A variation in roof structure is also present in these private properties from hipped roofs to gable roofs.
- 3.3** Although Ruabon Red is the predominant brick used for the area, it is not the only type used. There are examples of burnt orange, mixed rustics and light brown clays in the surrounding area.
- 3.4** Historically coverings in the area are natural slate. However, more modern properties make use of concrete tile. There is certainly evidence of this on Maes y Ficerdy a modern housing estate located off Gardden Road.



3.
Proposed Site Plan

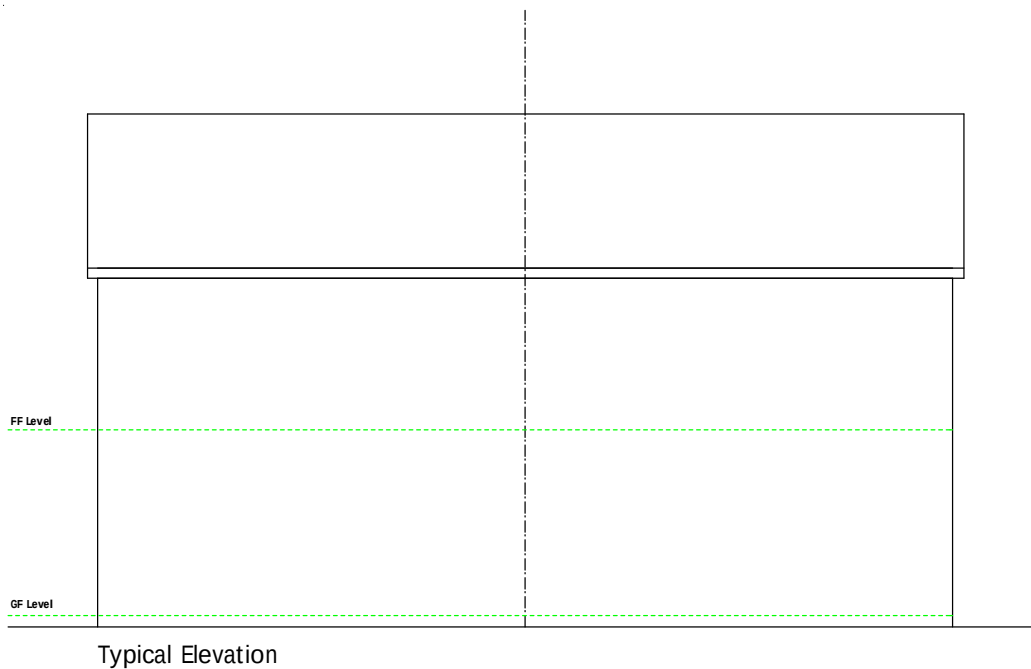
- 3.5** The site is approximately 0.314 hectares in size with boundary's outlined in various forms brick walls, shrubbery & fencing. Where possible all existing boundary treatments are to

remain. New boundary fencing installed between segregated plots and to denote the existing property's new boundary.

- 3.6** As part of the improvements proposed to the access point into the site an existing outbuilding is to be demolished. This detracts from the current street scene and wouldn't be a significant loss to the area as the building does not offer anything characteristically to the area.

4. Appearance:

- 4.1** We have included for 6 residential dwellings on our site, which are proposed as being 2 storey semi-detached properties.
- 4.2** 2 bedroomed properties with adequate rear amenity space and walkways around the dwellings allowing refuse bins to be stored within the rear amenity area.
- 4.3** Although not for consideration at this stage our client is proposing to construct the dwellings in a sympathetic manor to the surrounding properties.
- 4.4** Dwellings will be provided with adequate opening lights for room sizes to provide a comfortable home for occupiers of the dwellings.



4. Typical Elevation

5. Community Safety

- 5.1** According to information available to the general public there has been 17 crimes reported in the vicinity for the month of January 2019. Crimes reported vary from anti-social behavior to Burglary. 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 a residential development 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.

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 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 dwellings have efficient light fittings. 100% of light fittings installed are to be energy efficient light fittings.

6.4 The redevelopment put forward would benefit the local community, introducing homes to an area where there is a need for additional housing.

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 natural surveillance for the area.

7.3 The application site is within the settlement limit of Rhosllanerchrugog, a residential development within the village location would be a welcomed addition to the area.

Document Prepared by:
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