



Station House, Minera

Supporting Statement for a Worker's Dwelling

D2 Architects

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1.0 Introduction

This document has been prepared in support of an application for permission to erect a worker's dwelling to grow and support the running of S&K Mathews LTD in Minera. The proposed site for the dwelling, currently derelict, is opposite the office for S&K Matthews and is owned by the company.

2.0 S&K Mathews

2.1 Description of the Business

S&K Mathews Ltd provides a variety of waste management services for Wrexham and the surrounding areas, services include waste recycling, skip hire and groundworks contractor. The company established itself in the local community 35 years ago when Stephen and Kay Mathews purchased old railway sidings in Minera. Originally S&K Mathews LTD began as a general haulage contractor but due to high demand the business expanded into recycling waste on site and skip hire. As a consequence of the business growth Stephen and Kay required a residential dwelling on site in order to provide security to the site, 20 years ago they gained planning permission to convert the old railway building into a dwelling. In recent years Neil and Louise (Son and Daughter-in-law) have joined the firm and began to run operations while Stephen and Kay have growing concerns with their health in their older years.

2.2 The Need for a New Dwelling

Stephen and Kay are reducing their involvement in S&K Mathews because they are now approaching retirement with increasing concern over their health. Therefore this has created a need for a second property on site because it requires 24 hour security. It is intended that Louise will return to full time employment running the day to day running of the company whilst also being able to continue with her family duties. Additionally, due to the high security of the site S&K Mathews have guard dogs which will need looking after out of working hours, Stephen and Kay will not be able to perform these tasks once they retire, therefore supporting the need for a second workers dwelling on site. Furthermore, there is a requirement for a member of staff to be routinely on call to gain access to the property in case of an emergency or of a break in. With the site storing a large amount of combustible waste and other properties in close proximity it is a necessity to have a responsible member of staff close to the site in order to respond in any emergency.

2.3 Employment

S&K Mathews currently employ four members of staff, Stephen and Kay are directors, Neil as general manager and one of member of staff. It is intended that Neil will become a director while Louise will re-join the company taking on clerical duties. The WCBC has recently granted S&K Mathews permission to use a larger part of the commercial area of the site in order to construct new large commercial buildings to operate in. This expansion will only be possible if the company can continue to operate and progress as it has done in recent years. The new dwelling would allow S&K Mathews to avoid any disruption in growth

and would provide the opportunity to employ a further two members of staff from the local area in the near future.

2.4 Growth of the Business

S&K Mathews Ltd has been a family-oriented business since its establishment over 35 years ago, by providing a dwelling for Neil's family to occupy he will be able manage the operations of S&K Mathews for the foreseeable future and during the difficult transition of Stephen and Kay's retirement. The business is proud of its values and one of the most important is family traditions, and this was implemented into Neil from a young age by his parents Stephen and Kay. Neil wishes to follow in their footsteps by ingraining the same values into his children therefore providing a family home in the proximity of the business will teach his children the same lessons that he learnt at a similar age. Not only does S&K Mathews have family values but it has tight connections to the local community, it has been synergising with other local businesses and residents since its inception. It is important to maintain these strong relationships for the business and the community to flourish therefore by providing a worker's dwelling on site will reduce any negative impact the transition of Stephen and Kay's retirement may have on the business and potentially the local community.

3.0 Design Approach

3.1 Current Site

The proposed site (Highlighted in Red) is adjacent S&K Mathews which is currently vacant, the proposal is to build an worker's dwellings that will house the director and his family. There is a small public walkway separating the land although the site is currently dormant and with a proposed dwelling this would enhance the land rather than it staying redundant.



Figure 1. Proposed Site.

3.2 Current Access

The site is currently accessed via Ruthin Road (A525) which leads to a small track into the centre of the dormant. There is no physical connection to the land of S&K Mathews because there is a walk way splitting the two pieces of land.



Figure 2. Site Entrance.

3.3 Design Approach

The primary approach is to propose a residential dwelling dedicated to an worker employed by S&K Mathews Ltd. The objective for the company is to have a member on staff in close proximity of the site due to the security and high risk combustible materials stored therefore there is a requirement for a member of staff to be overseeing the site during non-operational hours. The amount of accommodation proposed is a long term solution to allow the directors family to live in close proximity to the site. A reasonable sized four-bed family home is proposed for Neil, Louise and their children whilst also accommodating a study/home office, kitchen/dining, living room, play room and a garage. However, the design must be aware of the constraints of the site while not be overbearing on the street scene.

4.0 Design Proposal

4.1 Appearance

The design of the workers dwelling has been influenced by the surrounding residential areas, less than half a mile south down of Ruthin Road there is a large residential area with traditional pitched roofs and brick is the typical vernacular of Minera therefore this has had an impact on the appearance of the design.

4.2 Layout

The proposed dwelling has been pulled away from the edge of Ruthin Road to reduce the visual impact. The layout is a reasonable size four bed family home, on the ground floor there is a front entrance from the driveway and a secondary entrance leading into the utility/boot room with a small shower room therefore providing a functional space for them when returning from work. This leads into an open plan living space that includes, kitchen, dining and seating area. Conversely, a home office for the company accommodates the ground floor next to a small play room and a family room. On the first floor there are 4 bedrooms with a family bathroom and 2 en-suites.

4.3 Landscaping

In order to reduce the visual impact on the street scene the existing vegetation is to be maintain with small amounts added therefore restricting the view of the dwelling while also enhancing the redundant site.

5.0 Conclusion

Overall it is difficult to maintain the operations of S&K Mathews without a permanent member of staff on site 24 hours a day. With the security being paramount and the risk of combustible materials therefore there is evidently a demand for a second dwelling on the site. Furthermore by having a member of staff in close proximity it will potentially reduce any negative impact the transition of Stephen and Kay's retirement may have on the operations of the business. The design has been carefully considered to reduce the visual impact from the street scene while considering the vernacular of the local area.