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Design and Access Statement **Rev A**



Statement prepared for:

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Statement required for:

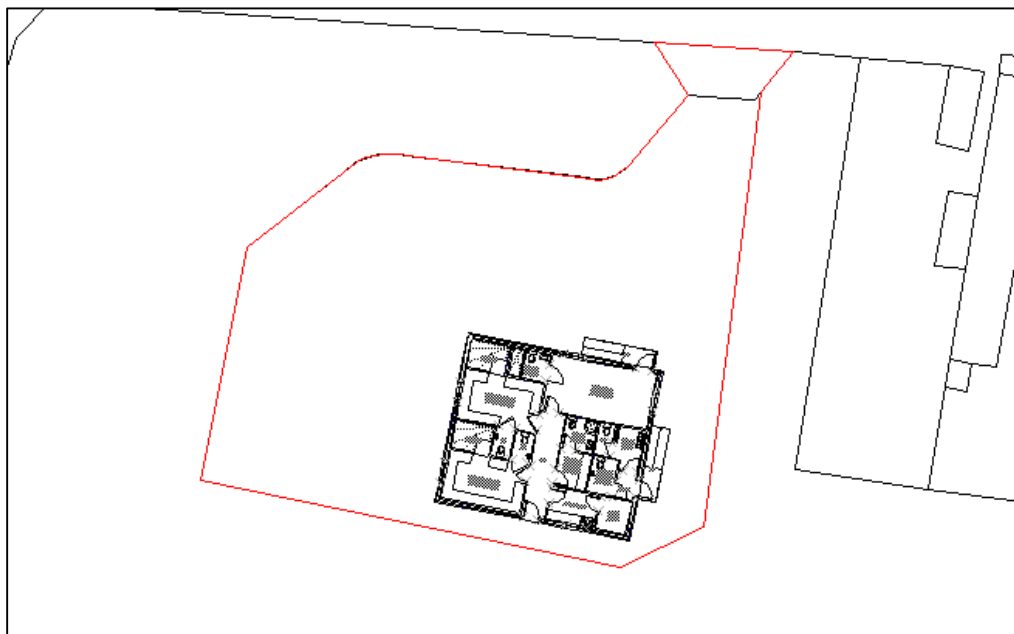
Proposed re-placement changing rooms and community building at Rhos Aelwyd Football Club, Ponciau Playing Fields, Clarke Street, Ponciau, Wrexham, LL14 1RS.

1. Brief:

- 1.1** We have been approached by our client, to obtain the necessary planning approval for the football changing rooms and community building on Ponciau Banks playing feilds.
- 1.2** The proposed structure is to replace the existing structure currently occupying the site. This is a structure which has been in situ for decades, seemingly not the intended timeframe for the building.
- 1.3** To benefit the local community as well as the long standing football team which was founded in 1943 the building will be used as a multi functional building, with spectator toilets (to be used during games/activities only), and a community room which could if needed be used as a third changing room.
- 1.4** A site survey was conducted by the Blueprint team of the existing structure, the survey enabled us to establish the footprint of the existing building and its position within the sites boundaries.

2. Access including movement to and from the site:

- 2.1** Access to site will remain as existing with hard-standing area repaired where necessary following construction works. Accessed off Clarke Street the site is secured by large metal gates, ensuring cars are unable to access the site when matches aren't played.
- 2.2** The site is easily accessible by car or on foot from the nearby village centre of Rhosllanerchrugog a small Victorian mining village approximately 3 ½ miles south-west from Wrexham Town Centre.
- 2.3** Clarke Street is accessed off Johnson Street which links Ponciau to the village of Rhosllanerchrugog, or Chapel Street which provides a link to Johnstown via Gutter Hill (B5426).



1. Proposed Site Plan

- 2.4** Following Gutter Hill down to the Village of Johnstown the busy Highway named Wrexham Road is accessed (B5605). The B5605 connects to both Junction 1 and Junction 3 of the A483, the main carriageway linking Wrexham to Chester and to Oswestry. Ponciau is conveniently located for visitors to the site. As the football club is long established the structure won't affect the current access and movements to and from the site.
- 2.5** To comply with Part M of the building regulations a ramped access at a gradient of 1 in 12 will be provided to building with a level threshold. A disabled WC will also be provided again in compliance with Part M of the building regulations.
- 2.6** Non car users have a simple task in accessing the site. The Village of Rhos has regular bus services, using the number 3 & 4 bus which are available every 15 minutes. These services terminate in the town of Wrexham while visiting the villages of Penycae, Ponciau & Rhostyllen.
- 3. Character:**
- 3.1** As described above the structure currently occupying the site has outlived its intended lifespan. As we understand the existing footprint is made up of several portable cabins which have been linked together.
- 3.2** From the level platform the unit is constructed, playing fields beyond are viewed to the front of the structure with the access road running behind the building. The application sites boundary is effectively the hardstanding area surrounding the existing structure. Hedgerows line the boundaries beyond which are to be retained as part of the proposal put forward.



2. Existing changing rooms

- 3.3** The majority of roofs in the area are gables, traditional for this mining village. Historically coverings in the area are natural slate. However, more modern properties make use of concrete tile. There is certainly evidence of this on Clarke Street, with a Bungalow directly opposite the application site.
- 3.4** The presents of the hipped roof bungalow to the rear of the site provided Blueprint with an outline proposal for the roof design of the new building. The bungalow also has a concrete

tiled roof which is also in-keeping with the proposed finishes we are proposing. A picture below illustrates the bungalow present on Clarke Street.

- 3.5** In recent times Ponciau School has been demolished and replaced with a residential development. This was done following the decision by the Local Authority to provide the village with a Super School reducing the number of aging buildings they have to maintain regularly.
- 3.6** Although the loss of the traditional structure is seen as a negative by some, the inclusion of the residential development compliments the site beautifully, providing its own characteristics.

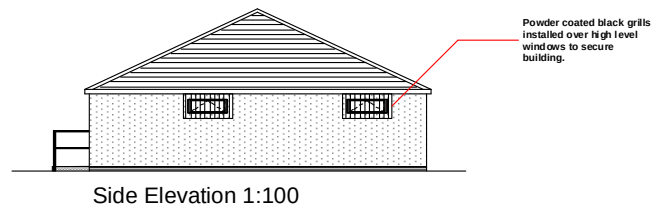
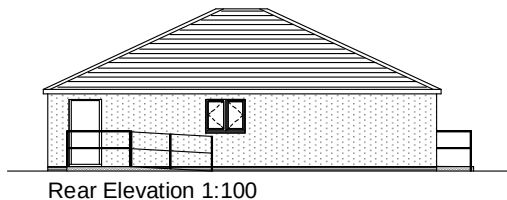
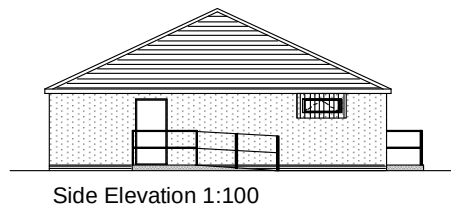
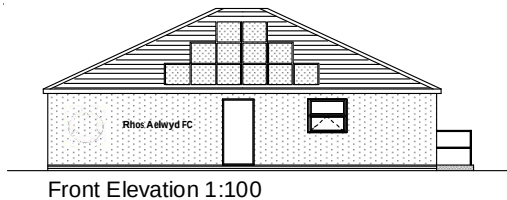


3. Bungalow on Clarke Street

4. Appearance:

- 4.1** The proposed structure will be constructed from blockwork finished with sand and cement render and decorated to Local Authority approval. This will vastly improve on the current characteristics the site presents.
- 4.2** The proposed roof structure is to be hipped to reduce the impact the building is to have on the vicinity. Roof coverings are to be slate grey Marley Modern tiles to respect the surroundings.
- 4.3** Windows fascias, soffits, gutters and downpipes are to be formed using uPVC. Although not the original material used on the properties in the village, predominantly this is the material that a vast majority of properties in the village now benefit from. The reason for this is the village was revamped under a grant some 15 years ago.
- 4.4** Security rails are to be installed to high level windows as indicated on the planning drawings. This is to deter vandalism of the building following its completion. Security rails are to be powder coated black along with the rails proposed on the ramped accesses into the building to provide symmetry to the design.

- 4.5** A kitchenette is included within the design to allow the football club to continue with tradition in providing spectators with snacks and warm drinks during the course of a game.
- 4.6** In accordance with **Policy PS2** the development will not materially detrimentally affect landscape/townscape character, open space, or the quality of the natural environment.



4. Proposed Elevations

5. Community Safety

- 5.1** The redevelopment of this area will provide a secure building to the site, deterring any potential vandalism occurring.
- 5.2** According to the Police website (www.police.uk) 55 crimes have been recorded for Ponciau and surrounding area for the month of July 2018. Crimes varied from Burglary to Anti-Social Behaviour.
- 5.3** There is no evidence to suggest that re-development of this area would see an increase in crime rates for this area.

6. Environmental Sustainability

- 6.1** The proposed building will be compliant with current building regulations, achieving excellent thermal values providing an efficient community building.
- 6.2** As part of the development contractors must ensure 100% of light fittings are efficient fittings. Boilers that are to be installed to heat the dwellings must have a Sedbuk rating of at least 90%. By installing such a boiler it will help reduce our carbon footprint.
- 6.3** As part of the design process it was requested that a PV system was illustrated to use a renewable energy source. The inclusion of a PV system will ensure the structure is sustainable.
- 6.4** The use of a Solar PV on the building is in accordance with **Policy PS12** of the Wrexham UDP.

7. Conclusion:

- 7.1 Pre application advice was provided by the Local Authority for the proposal put forward. The advice received was positive. The unit would have a combined use for both football club and the local community.
- 7.2 The new structure will enhance the sites appearance removing a temporary structure which has been present for decades.
- 7.3 The proposed development forming a new robust structure on the site fully accords with **Policy GDP1**.
- 7.4 We feel this planning application should be looked favourably upon as we feel there are no justifiable reasons for refusal.

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Rev A Prepared by:
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15/01/2019