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Design and Access Statement



Statement prepared for:

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Land off North Road,
Ponciau,
Wrexham.
LL14 1HF

Statement required for:

Proposed residential development on land off North Road, Ponciau, Wrexham. LL14 1HF

- 1.1** We have been approached by our client to seek outline planning permission on land that has previously been granted permission for the erection of 17 residential dwellings.
- 1.2** Planning approval was granted under application ref no: P/2009/1030. This planning application was a reserved matters application following an earlier submission of an outline application for the site under app no: P/2007/1016.
- 1.3** Following various meetings with professionals such as estate agents, the current permission has been deemed uneconomic for our client.
- 1.4** With the consideration of the low levels of housing stock within the county borough of Wrexham it was agreed an amended proposal would be put forward making better use of land and incorporating smaller units on this parcel of land.
- 1.5** Our initial brief was therefore to include for 2 & 3 bedroomed units on the site as opposed to the previously granted permission for large 3 & 4 bedroomed detached properties.



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

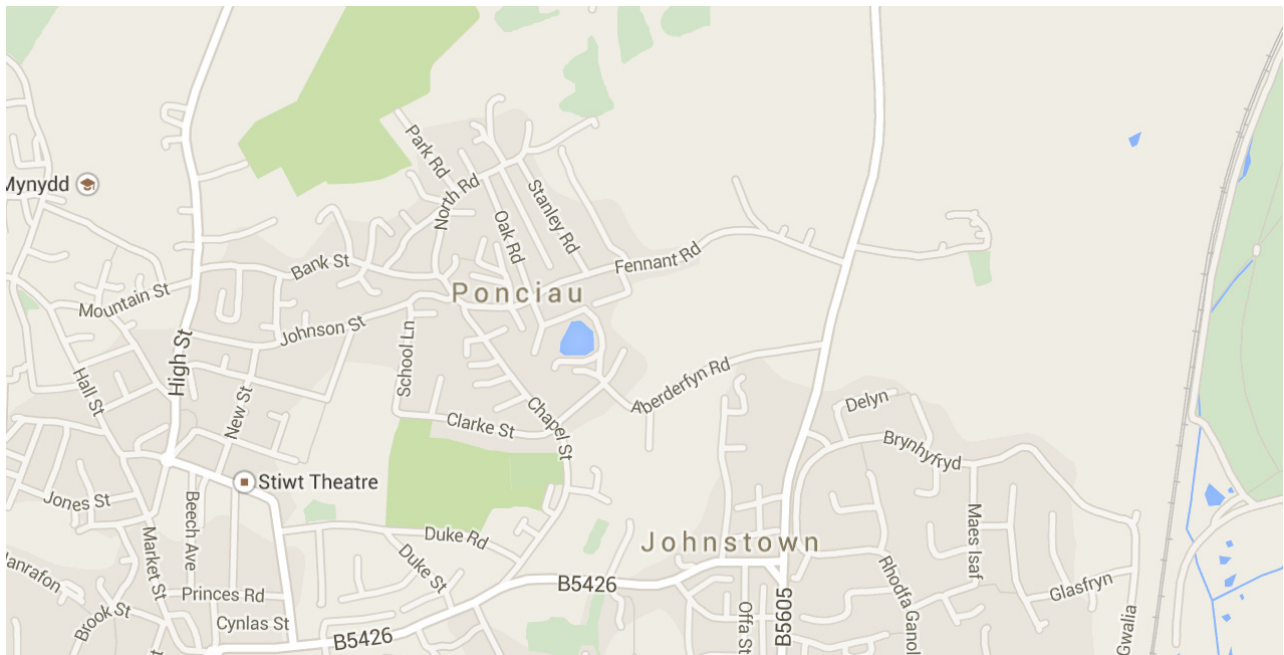
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2.4 Ponciau is located between the villages of Johnstown and Rhosllanerchrugog. Ffennant road is the main access route to the village of Ponciau from the B5605. The B5605 is a direct route from Johnstown to the local town of Wrexham. At the Rhostyllen roundabout intersection the A483 can be accessed providing good road links to the city of Chester northbound with the town of Oswestry southbound.

2.5 There are good public transport links connecting Ponciau to Wrexham via a public bus service. The no 3 bus passes through Ponciau at 30 minute intervals providing an excellent public service to non car users to the large employment area of Wrexham.

- 2.6** Although not for consideration at this stage the proposed dwellings will be 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 properties 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 dwellings.



3. Map of road links

3. Character:

- 3.1** Ponciau is a small village located to the south west of Wrexham town centre. Part of the community of Rhosllanerchrugog the area is probably best known for its mining history. Ponciau grew around the open cast mining with the villages growing out of the hill side following the growth in the coal economy.
- 3.2** Ponciau is home to numerous styles of properties, clearly constructed during different periods this is judged on the type of external wall material used. A large majority of the properties within the village have been constructed from Ruabon Red bricks. A typical statement for the villages surrounding Wrexham as the Dennis Ruabon brickworks was within a couple of miles of the locality.
- 3.3** The majority of dwellings have pitched gable roofs in Ponciau. Historically coverings in the area used to be slate. However, more modern properties make use of concrete tile this is clear on the Oak Road/North Road junction where modern properties have been constructed using a concrete roofing tile.
- 3.4** Walking along North Road there is a clear president for the type and method of construction in the area. Traditional dwellings have been constructed using facing bricks for the external walls, with gable roof structures evident in the immediate locality.

- 3.5** The older properties along North Road have been built in a typical style for the area, the front façade has been injected with character, boasting sandstone headers and brickwork cills. At eaves level fancy brickwork has been included within the façade, providing the dwelling with a statement on the street scene. Openings within the masonry walls have a vertical emphasis, this can be seen on the picture below, however the ground floor windows have been altered removing the brickwork pier between the windows allowing for a larger window to the lounge. Although this has altered the front façade considerably the occupiers benefit from additional natural sunlight.



4. Dwellings on North Road

4. Appearance:

- 4.1** We have included for 23 residential dwellings on our site, a mix of 2 and 3 bedroomed properties are proposed.
- 4.2** 2 bedroomed properties are proposed as being semi-detached/mews properties with 3 bedroomed properties proposed as being detached properties.
- 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.

5. Community Safety

- 5.1** According to information available to the general public there has been 54 crimes reported in the vicinity for the month of January 2015. 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 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.

6. Environmental Sustainability

- 6.1** The building 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 Ponciau will be far more environmentally sustainable than constructing large 3 & 4 bedroomed dwellings.

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 with was granted in 2012.
- 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.

Document Prepared by:
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Revision A by:
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