Design and Access Statement

Tanyffordd, Ruthin Road, Bwlchgwyn, Wrexham

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Introduction

This Design and Access Statement has been prepared in support of a full planning application for a replacement dwelling and annexe at Tan y Ffordd, a long-established residential plot located along Ruthin Road (A525) in Bwlchgwyn, Wrexham. The proposal involves the demolition of the existing, structurally compromised two-storey house and its replacement with a new, energy-efficient, accessible dwelling, including a connected annexe to provide 24-hour care for a family member with complex needs.

This statement sets out how the applicant has considered the design of the development in relation to its context, appearance, layout, access, and usability for all future occupants, in line with Planning Policy Wales, Technical Advice Note (TAN) 12: Design, and WCBC's local policies. The document also outlines improvements proposed to the vehicular access and driveway, which are critical to ensure safe and inclusive access for residents, carers, emergency services, and visitors.

Site and Context

The application site is located on Ruthin Road, a well-trafficked A-class road in Bwlchgwyn, a rural village approximately 7 miles west of Wrexham town centre. The property occupies a slightly elevated plot with a downward slope toward the rear. The current building is a traditional stone and rendered structure, understood to date from the 19th century, with a later extension.

The property is not located within a conservation area, green belt, or flood risk zone. However, it sits within the open countryside designation in the Wrexham Local Development Plan (LDP). It benefits from established vehicular access off Ruthin Road, which is currently narrow, poorly surfaced, and has restricted visibility due to the height of a roadside hedge and the alignment of the entrance.

Design Rationale and Justification

<u>Need for Replacement</u>

A structural appraisal by Andrew Hannett Ltd (June 2025) confirms the building is beyond economic repair. Issues include rising damp, thermal inefficiency, degraded roofing, structural movement, and mould growth — all of which are exacerbated by the age and construction of the dwelling. The building is unsuitable for adaptation, especially considering the full accessibility and care requirements of one of the residents, Rhian, who has severe learning disabilities.

<u>Design Objectives</u>

The proposed new dwelling has been designed to:

- Deliver a safe, healthy, and accessible living environment;
- Enable on-site 24-hour care within a connected annexe;
- Provide improved access for emergency vehicles;
- Enhance the aesthetic contribution to the site and surroundings;
- Achieve long-term environmental sustainability and energy efficiency;

- Reflect and respect the rural character of Bwlchgwyn, while using modern materials suited to the needs of the household.

Layout and Scale

The proposed replacement dwelling will sit broadly within the footprint of the existing building, maintaining its orientation to the road and minimizing landscape disruption. The internal layout is designed with future adaptability and barrier-free movement in mind.

Key elements include:

- Main dwelling comprising family accommodation over two storeys;
- A single-storey annexe, linked via the utility area, providing a secure and private space for and her carer;
- Ground floor bedroom in the main house to accommodate an elderly relative in future;
- A widened and resurfaced driveway, extending into a suitable turning and parking area;
- Retention of rear garden space for recreation and therapeutic use.

The proposed building scale respects the rural setting. While the replacement structure introduces modest additional floor area for accessibility and care purposes, its proportions remain sympathetic to surrounding dwellings.

SITE PHOTOGRAPHS





