Blueprint Architectural Services Ltd
Office 3K4, Redwither Tower, Redwither Business Park, Wrexham. LL13 9XT
Tel: 01978 356500
design@blueprintarchitectural.com
www.blueprintarchitectural.com

Design and Access Statement



Statement prepared for:

Mr Evan & Mrs Emma Davies
Wynn Offa,
Wynnstay Yard,
Ruabon,
Wrexham,
LL14 6DP.

Statement required for:

Proposed development of new dwelling at land adjacent to Wynn Offa, Wynnstay Yard, Ruabon, Wrexham, LL14 6DP.

1. Brief

1.1 We have been employed by our client to obtain reserved matters approval for the erection of the proposed dwelling on land adjacent to Wynn Offa, Wynnstay Yard, Ruabon.

1.2 The site has outline planning permission for the erection of a dwelling on the site, obtained on the 5th September 2024.

1.3 Our client's intention is to erect a single residential dwelling in line with the outline permission.

1.4 The application site has also been subject to previous approvals for a residential dwelling. The original approval on the parcel of land was granted in 2014 with the timeframe for submission of a reserved matters application subsequently extended under application no: P/2018/0431.

2. Access, including movement to and from the site

2.1 It is our client's intention to use the existing vehicular entrance which gains entry to Wynn Offa and additional dwelling. A right of way will be in place through our site to ensure that access to the existing dwellings remains.

2.2 Ruabon is a small village located within the local borough of Wrexham. Situated near the villages of Johnstown, Penycae and Cefn-Mawr, Ruabon is only a few miles from the town centre of Wrexham.

2.3 The site has good road links to the town centre of Wrexham via A483. The A483 also joins onto A55 which allows easy road links to the rest of North Wales, Chester and England.

2.4 Regular bus services are provided that run through Ruabon that terminate in Wrexham and Corwen, providing easy access of public transport to the local towns.

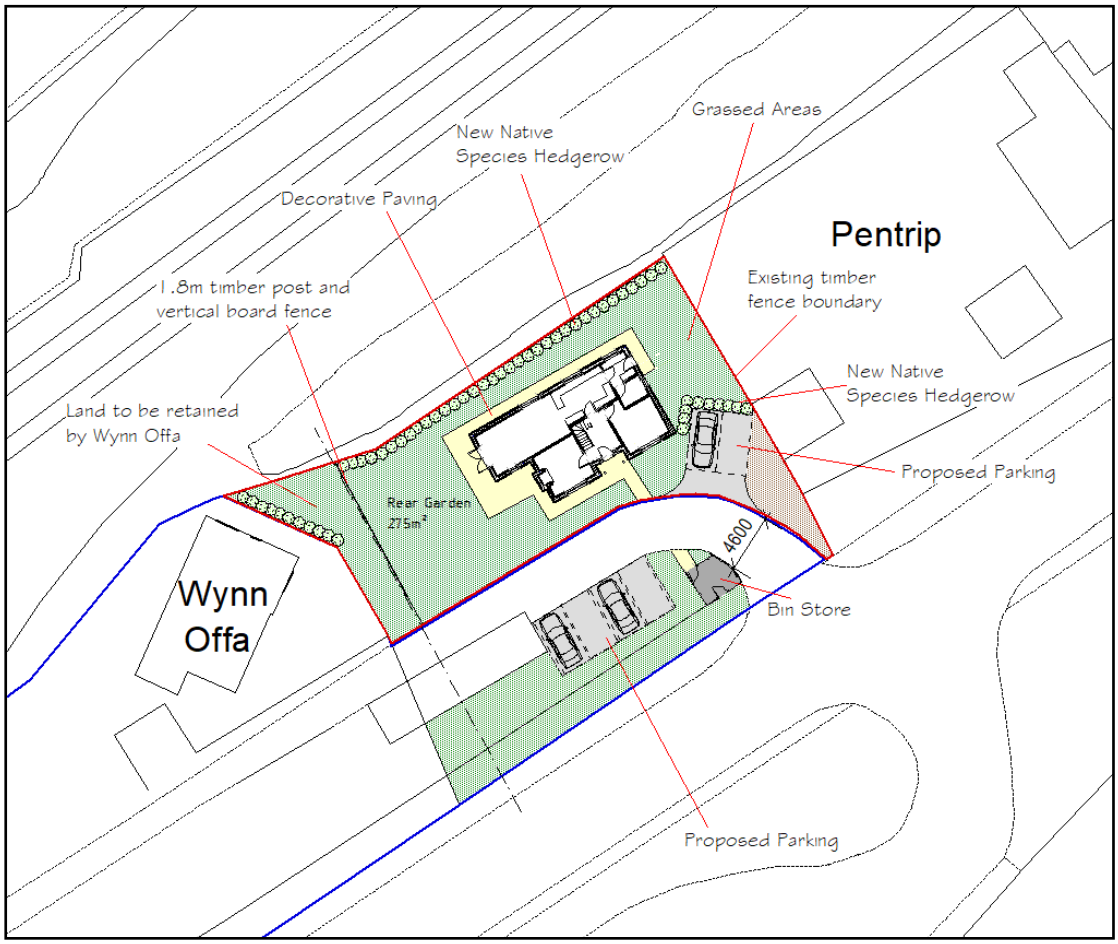
2.5 There are also good rail links from the village centre, the rail network is vast, direct trains to London and Cardiff are available. Rail links to Chester and Liverpool are also available direct from Ruabon.



1. Ruabon Train Station and Bus Stop

2.6 Within the sites boundaries, there are adequate parking facilities for the dwelling. As indicated by the site plan there are a total of six car parking spaces that are to serve the proposed dwelling. Suitable amenity space is also provided as indicated.

2.7 Level access into the dwelling will be provided ensuring access for the disabled is achieved.



2. Proposed Site Plan

3. Character

3.1 The street scene is largely made up of detached dwellings, which vary from small bungalows to two storey dwellings. It is our client's intension to build a dwelling within the sites boundaries as indicated.

3.2 It is our client's intention to construct the proposed dwelling to be sympathetic to the surrounding area with use of brickwork that is fitting with the aesthetic of the area.

3.3 Roof coverings are to be slate grey interlocking concrete roofing tile which is to match the coverings used on Wynn Offa and many other buildings within the close vicinity.

3.4 The character of the proposed development has been carefully considered to ensure it responds appropriately to the semi-rural setting of Ruabon and the mixed residential character of Wynnstay Yard. The design takes cues from nearby dwellings, which feature a combination of traditional gabled forms, pitched roofs, and modest building heights.

3.5 By adopting a dormer bungalow form, the dwelling maintains a human scale and avoids overbearing impacts on neighbouring properties, preserving the sense of openness that characterises the area. The use of a double gable frontage adds architectural interest and reflects the local tradition of varied rooflines, helping the dwelling to integrate naturally into its surroundings.

3.6 The layout and orientation of the building have been designed to maximise natural light and privacy, ensuring a comfortable and sustainable living environment while maintaining appropriate separation from existing buildings. Landscaping and boundary treatments will further reinforce the site's integration with its context, using materials and planting consistent with the area's established character.

4. Appearance:

4.1 The site layout had been determined by surrounding properties, access of the site and the actual size of the site.

4.2 The main elevation of the property is South/East facing, providing the main road with additional character.

4.3 The building will take the form of a dormer bungalow, providing a low-profile, sympathetically scaled addition to the site, in keeping with nearby residential properties.

4.4 The front elevation features a double gable design, creating a balanced and visually engaging façade that reflects traditional local vernacular forms while providing a contemporary interpretation through proportion and detailing. Materials are proposed to be high-quality and locally appropriate, including a mix of facing brickwork, with complementary roof tiles.

4.5 Windows and doors will be of modern, energy-efficient specification, finished in a colour that harmonises with the external materials and surrounding context. The dormer elements will be modest in scale and finished in materials consistent with the main roof to ensure cohesion and visual balance.

5. Community Safety

5.1 According to information available to the general public there has been 24 crimes reported in the vicinity for the month of August 2025. This information has been obtained from the Police website (www.Police.uk)

5.2 There is very little reason to suggest why the residential development would see an increase in these crime figures.

5.3 The new development will improve on natural surveillance, with residential occupancy on the site rather than a vacant parcel of land. The design and layout of the whole site has been assessed to ensure that any blind spots and hiding places are kept to a minimum.

6. Environmental Sustainability

6.1 We are proposing to make use of a largely disused area.

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 Due to the site's location within a residential area services will be in close proximity, ensuring this development will be sustainable to the local area.

7. Local & National Policy

7.1 The outline permission granted for the erection of a dwelling indicates that the principal of development is compliant with planning policy.

7.2 The proposed dwelling is compliant with policy GDP1, the scale, design and layout, and use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality.

8. Conclusion

8.1 The principle of this development has previously been agreed when outline permission was granted, we feel the proposal put forward is sympathetic to the area while adding to the varied character of Ruabon.

8.2 By agreeing to this development, local authority will ensure the site becomes a usable family home within a village community.

8.3 The natural surveillance of the area will be improved by the introduction of this property to the area removing any potential blind spots from the site.

Document Prepared by:
Luke Fowles
Architectural Technician
on behalf of Blueprint Architectural