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Design and Access Statement



Statement prepared for:

Ms Cathrine Mills
Cysgod y Capel,
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LL14 1HL.

Statement required for:

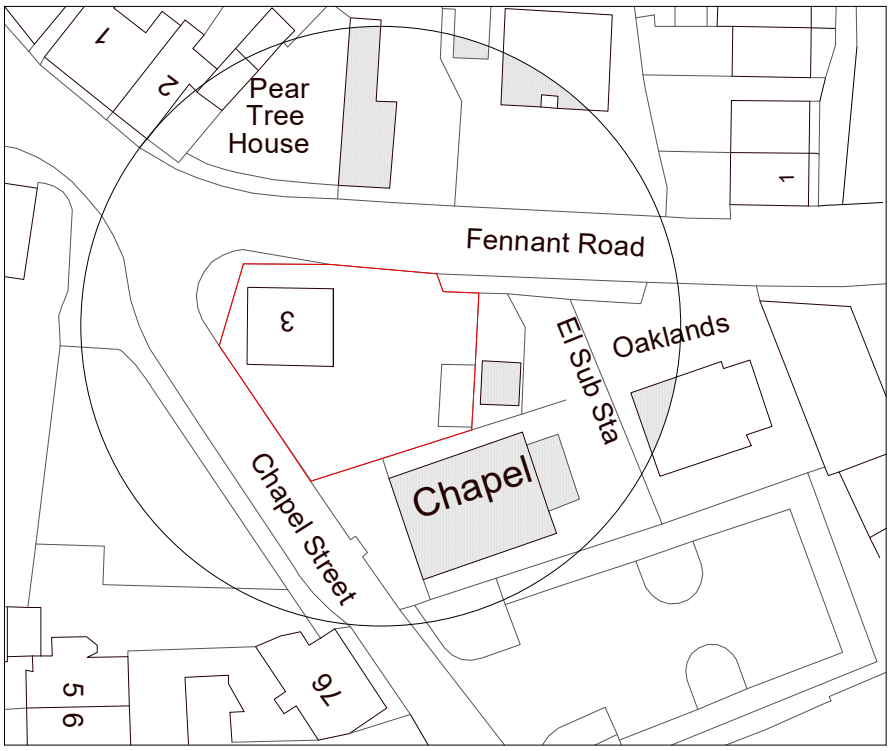
Outline application for the construction of a single detached dwelling in the amenity space of Cysgod y Capel.

1. Brief:

1.1 We have been approached by our client to seek the outline planning permission required for development of the land adjacent to Cysgod y Capel.

1.2 Our client's intention to retain their current access and driveway to serve the new proposed dwelling with a new access formed to serve the existing property Cysgod y Capel.

1.3 The proposed scheme has been developed and considered with relation to national, regional and local planning policies and all relevant frameworks. All throughout there has been a working relationship between ourselves, and the client.



1. Existing Site Plan

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

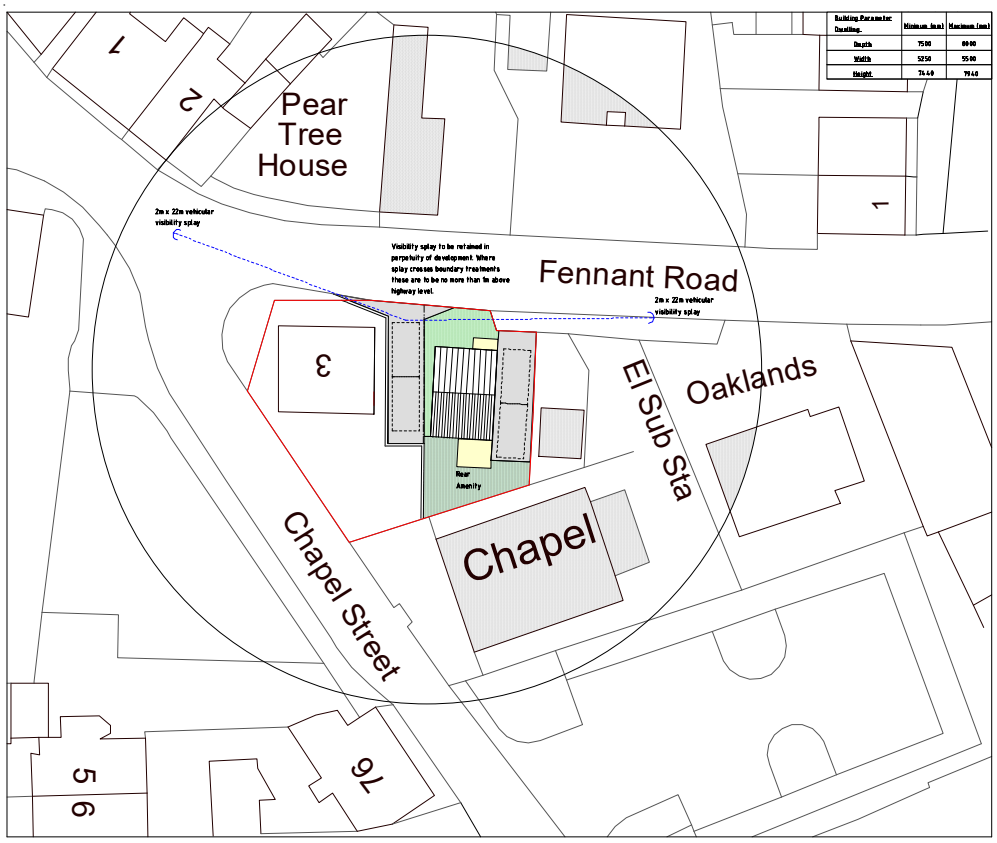
2.1 The site is located off Fennant Road, which is prime location within the village.

2.2 Existing pedestrian access is located off Fennat Road with a secondary access point located of Chapel Street to access the rear of the existing dwelling.

2.3 We are proposing the existing access point is to remain in situ with a new access point formed as stipulated in 1.2 of this document to serve the existing dwelling.

2.4 The additional access point along Fennant road will have a negligible affect on vehicles using the highway. To our knowledge there is no record of any accidents along the highway, vehicles travel at slow speeds being within a 20mph restricted speed limit zone.

2.5 Rhosllanerchrugog is a small Victorian mining village, approximately 3½ miles south-west from Wrexham Town Centre. It boasts a number of local amenities which are within close proximity to the site.



3. Proposed Site Plan

2.6 Fennant Road has a bus stop which is located a stone's throw away from our proposed development site. Regular busses run to Wrexham or up to the village of Penycae via Rhosllanerchrugog, allowing excellent public transportation to the local towns and villages for the potential occupiers. Additionally more regular services can be accessed only a 10 minute walk from the site on Wrexham Road in Johnstown where buses travel to Llangollen, Barmouth and Acrefair.

2.7 The A483, the main carriageway linking Wrexham to Chester and to Oswestry is easily accessible. Rhosllanerchrugog is conveniently located for all commuters of these large towns/cities, but also for those working within the local villages or hamlets.

2.8 Should there be a need for residents of Rhos to travel by rail, the closest station is in Ruabon. Bus routes stop at this station, enabling users to gain access without the means of a car.

2.9 When the full design of the development is completed for the reserved matters/full application, the dwellings will be designed to ensure that all doors and passageways are wheelchair accessible to enable easy means of entering/exiting the properties.

3. Character:

3.1 The existing street scene along Fennant Road is made up of a combination of Terrace/semi-detached and detached houses with a commercial property located a few doors down.

3.2 Cysgod a Capel sits on a large plot which is underutilized. There is opportunity to develop the land to create another home within the village settlement, this allows the council to maximize land usage within a settlement where services and amenities are established.

3.3 Due to the location of a property adjacent to the application site, we have positioned our dwelling to avoid overlooking. This is to ensure no impact on the existing dwelling opposite the site. Many of the properties within the village have slender front gardens and close to the face of the highway. This is a typical characteristic of the village.

3.4 The proposal aims to retain ample amenity space for the existing dwelling, making the space more proportionate to the existing dwelling.

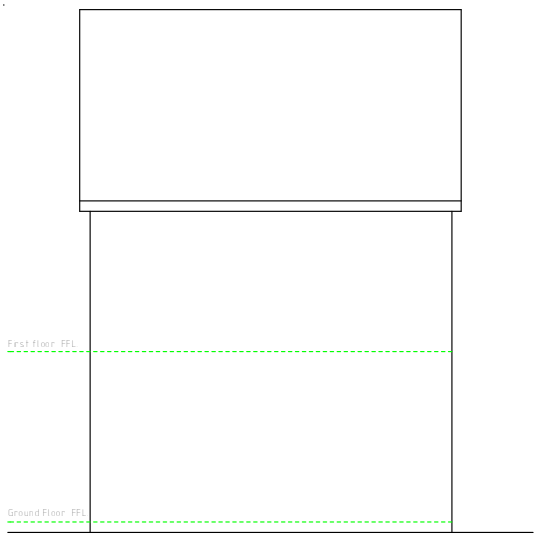
3.5 It is our client's intention to construct the proposed dwelling to be sympathetic to the surrounding area. This would mean using traditional materials such as brickwork for the external walls.

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 properties will comprise of detached dwelling that is two storey in height. This will tie in with the neighbouring properties. Therefore, providing a natural progression in size along the street scene and be sympathetic with their surroundings.

4.3 We are proposing a gable roof structure as opposed to a hipped roof structure to match the adjacent properties.



4. Proposed Typical Elevation

5. Community Safety

5.1 According to information available to the general public there has been 47 crimes reported in the vicinity for the month of March 2024. 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 a residential development to the area would see an increase in these crime figures.

5.3 The new development will improve on natural surveillance, with the additional residential property on the site. 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 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 dwelling.

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.

7. Local And National Polices.

7.1 The proposed residential dwelling is compliant with policies T1 & T3 of the Wrexham LDP.

7.2 Our Scheme to develop this parcel of land will be compliant to Policy DM1.

8. Conclusion:

8.1 We feel this planning application should be looked favourably upon and granted permission, as we feel there are no justifiable reasons for refusal.

8.2 Set within a settlement boundary limit, the principle of development should ne supported all services and amenities are located in close proximity of the site.

8.3 By agreeing this development in principle, the local authority will make use of a disused building/parcel of land and provide the area with an attractive development.

Document Prepared by:
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on behalf of Blueprint Architectural Services Ltd