DESIGN AND ACCESS STATEMENT

Proposed Residential Development

MAYFIELD YARD

TOP ROAD

SUMMERHILL

WREXHAM, LL11 4SR



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CONTENTS.

1.0 INTRODUCTION

2.0 DESCRIPTION OF SITE AND SURROUNDINGS

3.0 PROPOSAL

4.0 PLANNING POLICY CONTEXT

5.0 DESIGN

- Use and Amount
- Layout
- Scale
- Landscaping
- Character / Appearance

6.0 ACCESSIBILITY AND MOVEMENT

7.0 SUMMARY AND CONCLUSION

1.0 INTRODUCTION.

1.1

This Design and Access Statement has been prepared in support of an application for planning permission for the development of up to two new homes on land to the eastern side of Top Road in Summerhill in accordance with the submitted illustrative site layout drawing and other information supplied.

1.2

This application effectively constitutes an application to renew the grant of outline planning permission under LPA Reference No. P/2019/0699 following the failure of the applicant to comply with Condition 2 imposed upon the grant of planning permission referred to which required the submission of the reserved matters within three years of the grant of planning permission, this dated being the 21st of June 2023. The main reason for the derailment of the project following the grant of planning permission was the Covid 19 pandemic and the impact that this had upon many similar projects. The applicant is now in a position to move forward with the project and seeks the effective renewal of the planning permission in order to grant a further period of three years within which to market the site as a Development Opportunity or conceive the requisite design and seek approval of the matters reserved by the granting of planning permission including the scale and appearance of the building/s and the landscaping of the site.

1.3

This statement meets the statutory requirements of Article 7 of the Town and Country Planning (Development Management Procedure)(Wales) Order ("the DMPWO") 2012, as amended by Article 9 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016.

1.4

This Design and Access Statement provides an analysis of the application site and sets out the principles that have guided and informed the design.

2.0 DESCRIPTION OF THE SITE AND SURROUNDINGS

2.1

The overall application site which includes the whole of the shared parking, turning and servicing area is an irregular shaped parcel of land extending to approximately 0.062 hectares or 0.15 acres. The site slopes gently down from west to east and connects to the existing public highway network to the west by means of a simple junction which provides vehicular and pedestrian access to the site.

2.2

The outbuildings which form part of this application have been used for private commercial purposes for a period in excess of 60 years to the knowledge of the applicant. In recent years, Unit 1 has been used for the parking of small and medium sized commercial vehicles by the applicant in connection with a courier business. The occupier of Mayfield House has utilised the central section of the outbuildings for the parking of one domestic car. Finally, the section of the outbuildings adjacent to Top Road, identified as Unit 2 on the proposed layout plan, has been utilised for many years as a Builder's / Roofer's store which is secure and lockable.

2.3

The application site is located wholly within the settlement boundary Summerhill as defined by the adopted Local Development Plan and comprises previously developed or "Brownfield" land where the principle of residential development is acceptable subject to compliance with LDP Policy DM1 : Development Management Considerations.

3.0 THE PROPOSAL.

3.1

The application is made in outline with all matters save for access, reserved for later approval. It is proposed to construct up to two new residential dwellings as a pair of semi-detached homes whilst retaining vehicular and pedestrian access to both Mayfield and Mayfield House and providing off road parking for Mayfield House as part of the shared parking and turning area.

3.2

Access to the site will be gained by means of the existing junction to Top Road whilst significant improvements will be made to the southbound visibility sightline by means of the removal of the existing roadside building and replacement with a new dwelling which is to be set back from the edge of the carriageway.

4.0 PLANNING POLICY CONTEXT.

4.1

The site is located inside the settlement boundary of Summerhill and constitutes previously developed land where the principle of residential is acceptable. Accordingly, it is only necessary to the consider the requirements of adopted Local Planning Policy DM1 in terms of the general Development Management Considerations adopted in the conception of the proposals which form part of this application for planning permission.

4.2

The relevant sub-sections of this particular planning are set out below :-

Policy DM1 : Development Management Considerations.

Development proposals, where relevant, must :

i) Accord with or enhance the character, local distinctiveness and appearance of the site, existing building(s) and surrounding landscape / townscape in terms of their siting, layout, scale, height, design, use of materials and landscaping;

ii) Not have an unacceptable effect on the amenity of the occupiers of nearby properties / land, and provide a satisfactory standard of amenity for the occupiers / users of the development itself;

iii) Safeguard the environment from the adverse effects of pollution of water, land, noise, light or air, or land instability, arising from development;

iv) Take account of personal and community safety and security in their design and layout;

v) Prioritise walking, cycling and public transport use ahead of travel by car;

vi) Not give rise to highway safety, pedestrian safety or parking problems on site or in the locality;

vii) Contribute to low carbon communities through energy efficiency, be designed to minimise the use of non-renewable energy, water and the production of waste both during construction and when in use;

viii) Not increase the risk of flooding but make adequate provision for sustainably dealing with foul and surface water drainage and not result on an unacceptable impact upon the water environment;

ix) On sites which have been previously developed, new development proposals should make use of existing suitable building materials wherever possible for appropriate uses in order to re-use recyclable materials and reduce the amount of imported materials; and

x) Ensure that any risks arising from past coal mining, as indicated on the constraints map, can be adequately managed.

4.3

In terms of sub-paragraph i), the proposals have been designed to have due regard to the scale, design and character of the more traditional development surrounding the site and the use of materials comprising a mixed palette of facing brickwork and render with appropriate detailing and the use of a thin profile roofing tile, will ensure that the development assimilates successfully in to the surroundings. This approach will ensure that a strong relationship is achieved between the development and the areas immediately outwith the application site in the interests of preserving and enhancing the character and appearance of the area.

4.4

The access to the site is of long standing and although sub-standard, has for many years provided safe access to many more vehicle movements than will be generated by the proposed residential development. Additionally, the demolition of the existing roadside building and it's replacement with a new dwelling set back around 3 metres from the edge of the carriageway will significantly improve visibility to the south. This will result in a safe and convenient access to the application site for both pedestrians and motorists in a position where good access to public transport is possible.

4.5

Statutory services in terms of electricity, gas and water are available at the site boundary and will be provided to serve the site without cost to the public purse.

4.6

The drawings and other documents submitted with this application for planning permission show compliance with all of the aims and objectives of this particular Local Planning Policy as discussed in Section 5 below.

5.0 DESIGN

5.1

Good design is an all embracing concept. This statement considers the essence of good design in response to the following factors :-

- Use
- Amount
- Layout
- Scale
- Landscaping
- Character / Appearance

The above objectives are key to good design, to the understanding of and response to context and should form the basis of any scheme and design statement.

5.2 **Use and Amount.**

The application is made in outline on the basis of an illustrative site layout plan and seeks approval for the erection of up to two new dwellings as a pair of semi-detached homes together with the provision of vehicular and pedestrian access to the site and the siting and orientation of the proposed dwellings.

5.3 **Layout.**

The layout of the development is dictated by the proportions and topography of the application site and the overarching need to create a street scene to Top Road in order to assimilate the development into the wider environment. Vehicular and pedestrian access will be provided directly from Top Road by means of the existing junction which will be improved as described in paragraph 4.4 above as part of the development.

5.4 **Scale.**

The scale of the development is indicated generally on Dwg No. 10082-05B and will be the subject to further consideration as part of the submission of reserved matters following the grant of outline planning permission.

5.5 **Landscaping.**

The landscaping of the site will involve modest tree planting in addition to the provision of lawned garden areas as indicated on the illustrative site layout plan provided, all subject to further consideration as part of the submission of reserved matters.

5.6 **Character / Appearance.**

The appearance of the proposed dwellings will take a simple and traditional form using design references and a palette of external materials taken from the existing, more traditional buildings located adjacent to the application site in order to successfully assimilate the development into the surroundings.

6.0 ACCESSIBILITY AND MOVEMENT.

6.1

Local planning policy requires that development sites are located in an area with good public transport provision. The site is located within walking distance of bus stops along Top Road to the south. This constitutes an extremely sustainable location for development with good public transport links.

6.2

Access to the proposed dwellings will be provided by means of a shared private drive and turning area from which vehicular and pedestrian access is gained to the individual plots. Pedestrian access to the principal entrances of the proposed dwellings will be provided in accordance with Building Regulations Approved Document M.

6.3

Consequently, the proposed development will comply with adopted local planning policy which seeks to ensure safe and satisfactory standards of access to developments.

7.0 SUMMARY AND CONCLUSION.

In summary, the proposed development identified as part of this application for planning permission can be undertaken in accordance with National Planning Policy Guidance and Locally Adopted Planning Policies, the principle of residential development being acceptable due to the application site's location inside the settlement boundary and the fact that site constitutes previously developed or brownfield land.

This Design and Access Statement has demonstrated that the development of the application site in the manner proposed will preserve and enhance the character and appearance of the area in accordance with adopted planning policy and the principles of good design.

In consideration of the above and the drawings and other information provided as part of the application, officers are respectfully requested to view these proposals favorably and subsequently resolve to grant planning permission.

D.S. Jones &Co. April 2024.