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Design and Access Statement



Statement prepared for:

Mrs Amanda Frankland
Land adjacent to
Tanyfron Road,
Tanyfron,
Wrexham.
LL11 5SA

Statement required for:

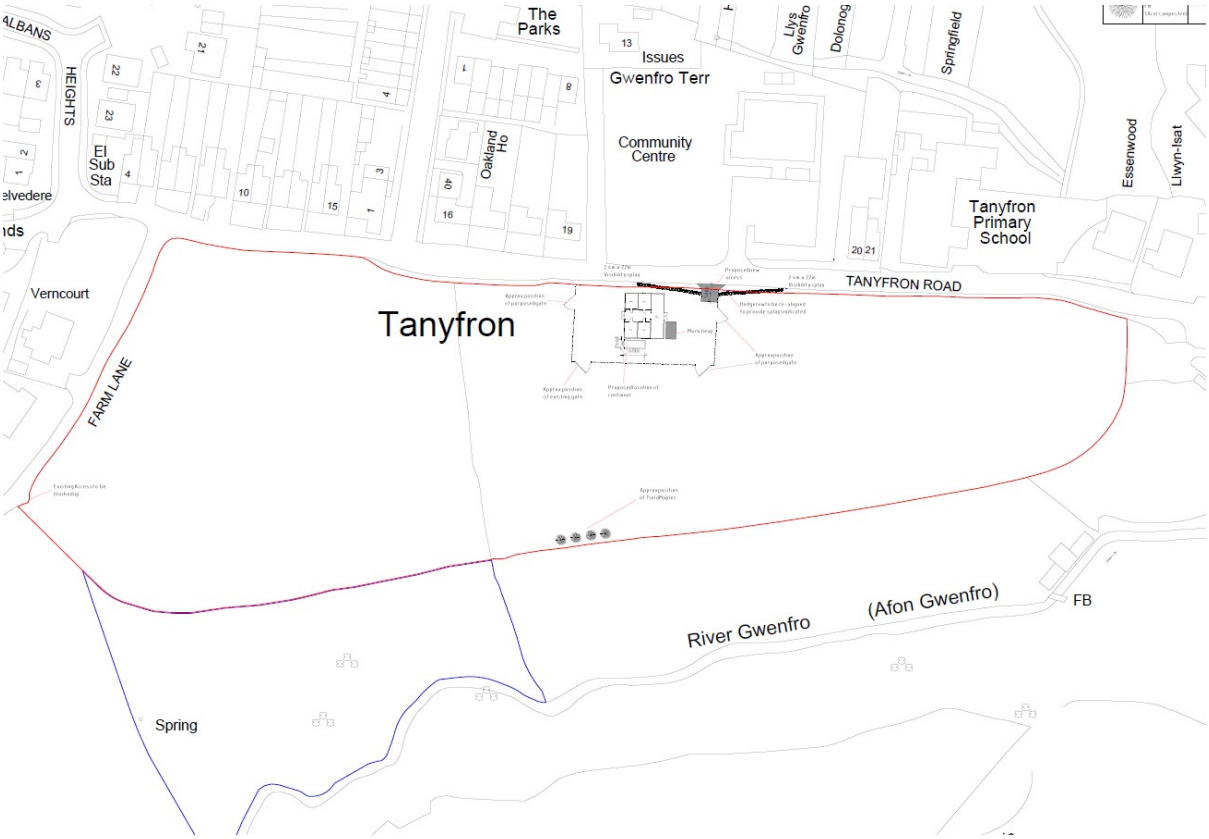
Proposed stables and change of use to land adjacent to Tanyfron Road.

1. Brief

1.1 We have been employed by our client to submit a full planning application for a change of use to the parcel of land including the erection of stables.

1.2 The proposal includes a new access to the site from Tanyfron Road as indicated on the site plan.

1.3 The site is located within Tanyfron on a large open plot that currently has no active usage.



1. Proposed Site Plan

2. Access, including movement to and from the site

2.1 A vehicular entrance point is to be provided off Tanyfron Road with a wider visibility splay.

2.2 Tanyfron is a small village located within the local borough of Wrexham and is situated near the villages of Brymbo, Brynteg, Southsea and New Broughton. Tanyfron is approximately 3 miles from Wrexham town centre.

2.3 Farm lane is narrow and therefore, it can be difficult to access the site from the existing access point with machinery. As a result the new access off Tanyfron Road is to be formed to provide a far safer entrance, with the existing access to be blocked up.

2.4 The A483 is easily accessible from the site. From the A483, the City of Chester is easily reachable along with connections to the A55 which allows simple road links to the rest of North Wales, and England.

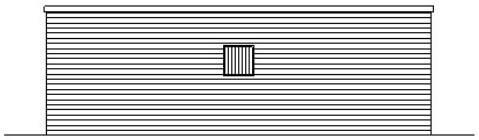
2.5 There are adequate parking facilities for the proposed stables with plenty of space within the fenced boundary.

3. Character

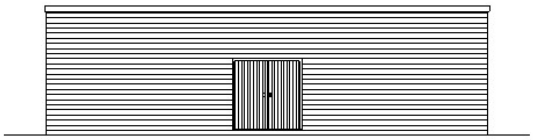
3.1 The street scene on Tanyfron Road is made up of a variety of dwellings which vary from small bungalows to two storey terraced dwellings, as well as the school and community centre that are important elements of the village.

3.2 A large majority of the properties surrounding the site use brick masonry as the primary external material, which is evident throughout Tanyfron. Render being another external material that is commonly used throughout.

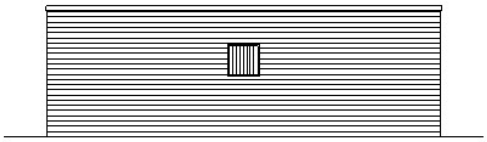
3.3 The proposed stable and parcel of land is screened from surrounding highways by the hedgerow boundaries therefore there is minimal impact on the character of the area.



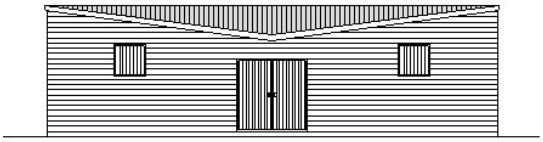
Rear Elevation 1:100



Side Elevation 1:100



Front Elevation 1:100



Side Elevation 1:100

3. Proposed Elevations

4 Appearance:

4.1 As the site is a sloping parcel of land, the proposed layout is to make full use of the space available. The design as illustrated will ensure a minimal amount of ground works.

4.2 It is our client's intention to construct the proposed stables to be sympathetic to the nature of the site and surrounding area. This would mean using materials such as timber cladding to provide a suitable aesthetic to match the natural character of the parcel of land and neighbouring forestry.

4.3 Roof coverings are to be onduline sheets to pair with the cladding.

5. Community Safety

5.1 According to information available to the general public there has been 22 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 construction of a new stable would see an increase in these crime figures.

5.3 Boundaries for the plot are to remain the same with a fenced boundary being proposed for the stable.

6. Environmental Sustainability

6.1 The stable will be constructed using timber to improve the sustainability of the construction and reduce carbon footprint.

7. Conclusion

7.1 The proposed stable benefit the local community by making use of a parcel of land that is un-kept and disused.

7.2 The plot is mostly concealed from surrounding highways and therefore has minimal impact on the area.

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

Document Prepared by:
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on behalf of Blueprint Architectural