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Design and Access Statement



Statement prepared for:

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10 Poplar Road
Penycae
Wrexham
LL14 2PY

Statement required for:

Proposed residential development for a detached dwelling and associated and detached garage on land adjacent to 10 Poplar Road, Penycae, Wrexham. LL14 2PY.

1. Brief

1.1 We have been employed by our client to obtain Planning Permission for development of land adjacent to their home for the construction of a detached dwelling, detached garage and associated parking and amenity space.

1.2 Set in a central village location the application site is close to services and local amenities which currently serve the Village. The site can be maximized by the development proposed within an established community.

1.3 The application site is lined with mature established trees, which will remain as part of the application submitted. Any trees that require to be removed will be replaced on site to ensure no net loss of trees is experienced to facilitate the development.

1.4 Careful consideration has been made to the positioning orientation and location of the plot to ensure they suit our clients' needs and conform with current planning policy.

1.5 Following the initial proposal submitted for 2 residential plots which was withdrawn we have reduced the scope of works and altered the design of the property to suit comments received from the conservation officer.



1. Proposed Site Plan

2. Access, including movement to and from the site

2.1 It is our client's intention to construct 1 new vehicular access. The topography of the land has led us to illustrate the position of the proposed access point. For the first 10m the access will be surfaced with hard bound materials such as tarmacadam.

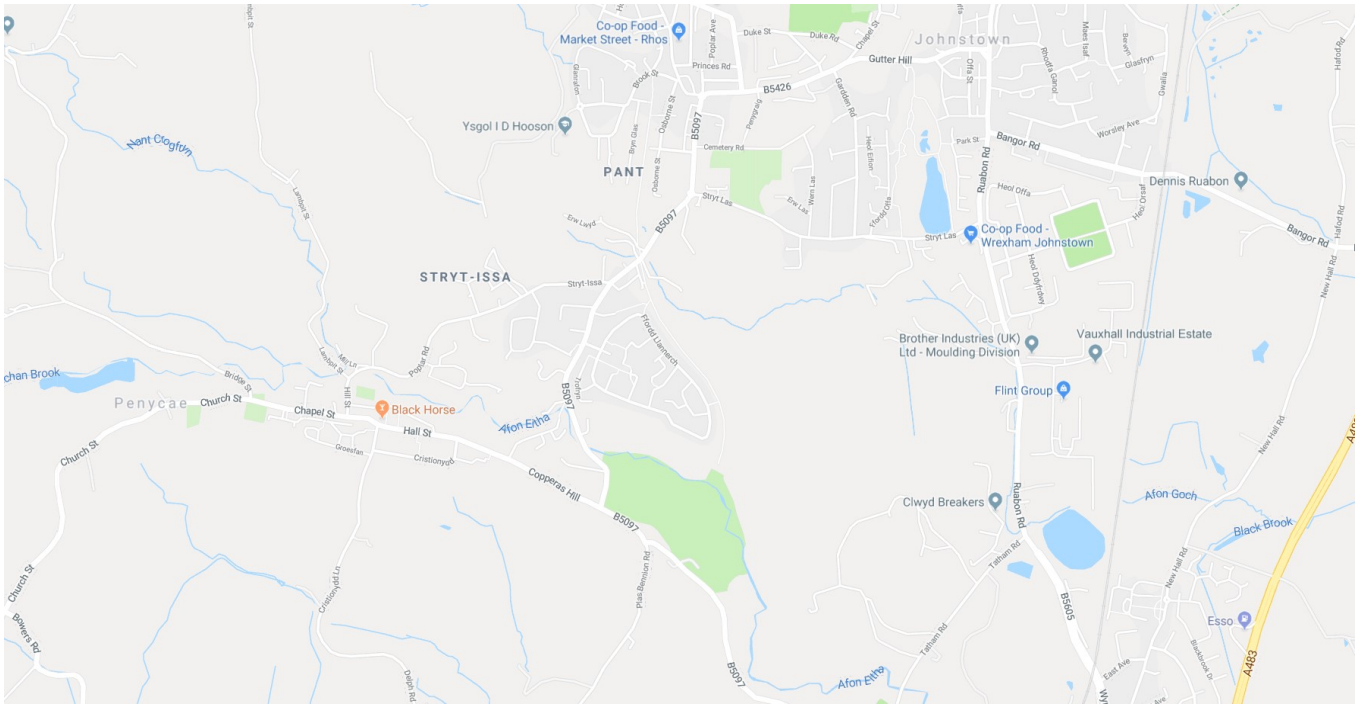
2.2 The proposed access as documented on drawing D132/014 will provide adequate visibility splays. Visibility to the West is documented as 2.4m x 36.9m and to the East 2.4m x 31m which is adequate in a 20mph zone, manual for streets recommends a splay of 2.4m by 25m in both directions.

2.3 Penycae is a small village located within the County Borough of Wrexham. Abutting the Village of Rhosllanerchrugog and in close proximity to the Villages of Johnstown and Ruabon, Penycae is only a few miles from the City centre of Wrexham.

2.4 The site has good road links to the City centre of Wrexham via A483. The A483 also joins onto A55 which provides excellent road links to the rest of North Wales, Chester and England.

2.5 A regular bus service terminates in Penycae. The no: 3 & 4 buses provide non car users with direct links to the larger village of Rhosllanerchrugog where many conveniences can be found. This public transport link also provides a direct link to the large employment area of Wrexham, passing through the villages of Johnstown and Rhostyllen.

2.6 There are also good rail links from the nearby village of Ruabon, a short car journey from the application site. Direct trains to Cardiff are available from Ruabon. Rail links to Chester and Liverpool are also available from here.



2. Map of Road Links

2.7 Within the sites boundaries, there are adequate parking facilities for the development, vehicles are also provided with ample space to to turn and manoeuvre ensuring vehicles can enter and vacate the site in a forward motion.

2.8 Level access into the dwelling will be provided ensuring access for the disabled is achieved in compliance with Part M of the approved Building Regulations Document.

3. Character

3.1 The application site lies within the Penycae conservation area, the area first designated in 1976 with the boundary amended and reduced in January 2003 and Jun 2011.

3.2 No: 10 Poplar Road adjacent to the application site is housed on a plateau of land in a prominent location, making the property a rather intrusive feature within the conservation area. The property over the course of its lifespan has been extended and altered which has meant most of its original features have been lost.

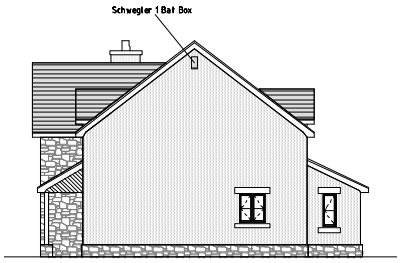
3.3 There is a clear variation to the street scene with different styles of property, a modern detached dwelling has been constructed off popular road which adds to the character of the area, its location does screen no:10 driving past in a westerly direction.

3.4 A number of different facing materials have been used in the area to construct the dwellings. Predominantly dwellings in the immediate locality are detached units. Facing bricks, sandstone and rendered facades are present. There is also a difference in roofing materials used in the locality from concrete roofing tiles to the more traditional natural roofing slate.

3.5 All properties in the immediate locality are set back from the main highway with the exception of the new build dwelling to the East. This seems to be a characteristic of Popular Road, this is likely to be due to the topography of land in this location. In other prominent areas in Penycae dwellings for examples on Hall Street are set back from the main highway by no more than 2m.



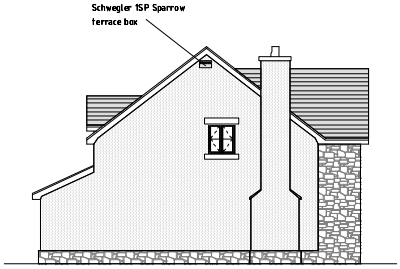
Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100

3. Proposed Elevations

3.6 Each property in the immediate locality appears different in their design & style. This isn't uncommon in historic villages; however the characteristics of the area are totally unique and will not be found elsewhere.

4. Appearance/Design Principles & Concepts:

4.1 The site layout had been determined by the topography of the land, positioning of the new dwelling has been an important consideration to ensure that the new dwelling does not dominate the existing site layout.

4.2 The set-back nature of the dwellings and surrounding dwellings provide the area with an importance and sophistication; the nature of the immediate locality lends itself well for development within this location with the site predominantly located within the settlement boundary limit.

4.3 The proposed dwelling comprises of a storey and a half property, this in turn supplements and adds to the character and appearance of the conservation area. Reducing the proposal to 1 dwelling it allows the open nature of the area to be retained while allowing a dwelling to be constructed within a settlement limit of a village. Although the proposed dwelling will have a modern layout with 4 bedrooms aesthetically unlike the modern additions added to number 10 it will appear traditional with materials to respect and enhance the conservation area such as stonework, render and slated roofs.

"Number 10 Poplar Road sits on top a grassed from verge within a large open site at edge of the Conservation Area. The property incorporates an earlier building of late 19th Century with late 19th century known as Berwyn View however modern extensions, alterations and materials have disguised the traditional character of the building. The elevated, open location makes the property an unfortunate obvious feature within the wider views of the Conservation Area."

4.4 While the distinguished character of no:10 is documented in the statement it still contributes to the conservation area, the aim of the development is that the appearance of the dwelling contributes and improves the appearance of the area which we have no doubt it will.

4.5 Similar to No:9 Poplar Road the designs are considered within their settings, gable projections with the inclusion of dormer windows and lower eaves level provides the area with added interest. As stated within the conservation area statement the location of the proposed dwelling as with no 10 will be an obvious feature of the area, one that will significantly enhance the street scene.

4.6 While respect and sympathy to the conservation area is key, choice of materials in this location has to be considered to respect no:10 due to its proximity adjacent to the application site. We are proposing the use stonework, render and traditional appearance UPVC flush casement windows which will have the appearance of timber. The use of aluminum gutters to imitate cast iron will be another added bonus the development within the area.

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 May 2024. This information has been obtained from the Police website (www.Police.uk).

5.2 There is very little reason to suggest the addition of residential unit would see an increase in these crime figures.

5.3 The proposal will see an improvement on natural surveillance of the vicinity. The new dwelling will enhance viewing parameters of the site and beyond.

6. Environmental Sustainability

6.1 The dwelling will be fully insulated to meet the requirements of the current Building Regulations, thus ensuring the dwelling 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 dwelling 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 And National Polices.

7.1 The proposed residential development is compliant with policies SP2 of the Wrexham LDP 2013-2028.

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

8. Conclusion

8.1 By agreeing this development the local authority will help address the need for housing within the County Borough.

8.2 The design and character of the proposed unit will have a positive impact on the conservation area and won't detract or affect the prominent nature of no:10 Poplar Road.

8.3 Due to the sites natural screening by vegetation the impact the development will have on the character and appearance of the conservation area will be minimal.

8.4 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