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DESIGN AND ACCESS STATEMENT

Project; Erection of 2 No 5 Bedroom Semi-Detached dwellings and a Detached Garage, car parking & associated works.
Site; 'Plum Tree Farm', Bowling Bank, Is Y Coed, Wrexham, LL13 9RN

To be read in conjunction with drawing No's and details;

- PT/PD/01 – Existing Site Plan and Location Plan
- PT/PD/02 – Proposed Site Plan
- BL/PD/03 – Plot 1 – Ground Floor Plan
- PT/PD/04 – Plot 1 – First Floor Plan
- PT/PD/05 – Plot 1 – Elevations 1
- BL/PD/06 – Plot 1 – Elevations 2
- BL/PD/07 – Plot 2 – Ground Floor Plan
- BL/PD/08 – Plot 2 – First Floor Plan
- BL/PD/09 – Plot 2 – Elevations 1
- BL/PD/10 – Plot 2 – Elevations 2
- BL/PD/11 – Plot 2 – As Existing Barn (To be demolished)



Fig. 1 – Location of Existing Site

1. Introduction

This statement is provided in support of a Full Planning Application to Land Adjacent to 'Plum Tree Farm', Bowling Bank, Is Y Coed, Wrexham, LL13 9RN.

The proposal is to erect two 5 Bedroom detached dwellings with detached garages and a new detached double garage for the existing dwelling, known as Plum Tree Farm, along with formation of a new access, parking and associated works as outlined on the submitted plans.

Bowling Bank is a small established hamlet of properties, which lies just outside of the well-established Wrexham Industrial estate, a short drive from Wrexham Town Centre. The property is located within the County Borough of Wrexham, North Wales.

There is no known planning history relating to the site and the site.

2. Site Description/History

The site is located with Zone A of the 'Development Advice Map, contained within the Natural Resources Wales. Zone A, which means that there is no risk of flooding to the site.

An extract of this map can be seen below:

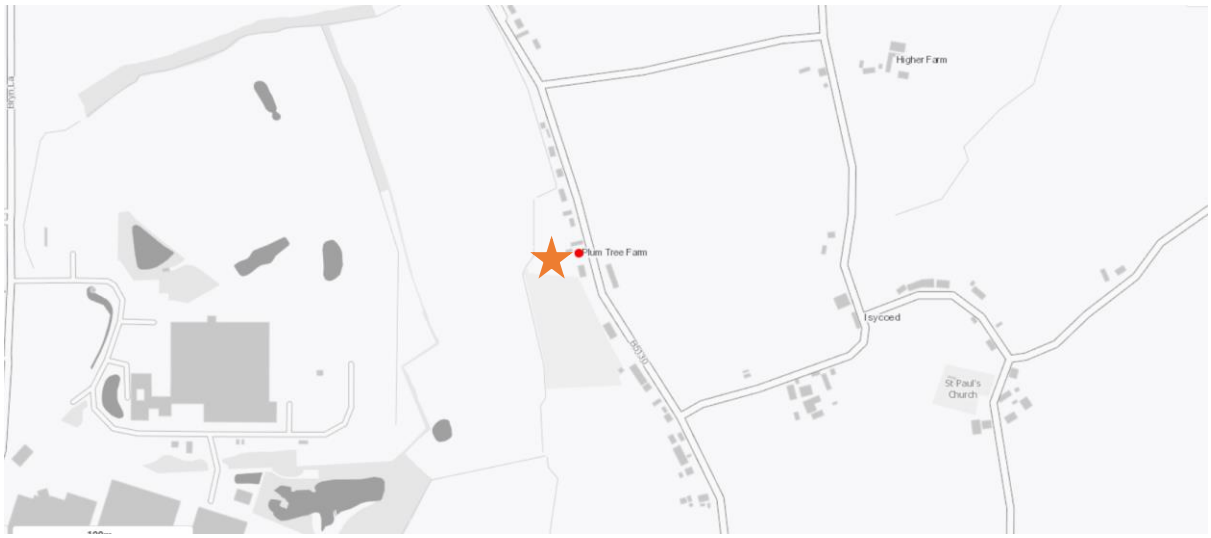


Fig. 2 – Wales Resource Map for the Proposed developments (highlighted with an orange star)

The existing site consists of overgrown land that is currently vacant and underused, along with an existing dilapidated barn. The land currently falls outside of any settlement limit within the adopted Wrexham unitary development plan;



Figure (3) – Wrexham Unitary Development Plan

The orange star indicates the location of the proposed development site. The map in figure 3 above, shows the settlement boundary for Wrexham Industrial Estate in a thick black line.

The site is currently occupied by an existing barn, which is in a bad state of disrepair and this is to be demolished to facilitate the erection of the new dwellings.



Figure (4) – Existing Barn (To be Demolished)

3. Proposed Layout

The proposed layout of the two dwellings consists of;

Ground Floor

- Lounge
- Snug/Family
- WC
- Study
- Hallway
- Dining Room
- Kitchen
- Utility
- Double Garage

First Floor

- 5 Bedrooms
- Main family bathroom
- 2 Ensuites

Externals to House Types

- Patio area and garden to rear
- Front gardens with planting
- Driveway for multiple cars and path to access the front door.

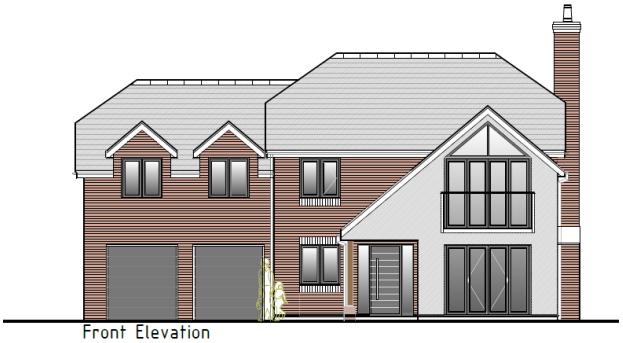


Figure (5) – Proposed Elevations of Plot 1

As mentioned previously within this statement, this site falls just outside of settlement limits within the currently adopted Unitary Development Plan.

The site is currently underused and only accommodates the exitsing dilapared brick barn, which is currently in a bad state of repair. As can be seen in figure 7 (below), other than this existing barn, which occupies a small footprint compraed to the overal size of the site, the site is relativeley open, whilst occupying a gap between the existing applicants dwelling, know as plum tree farm and the adjoining neighbours dwelling, known as Plum Tree House.

Both of these properties also front straight onto the main road, known as the B5130. Viewed from this road, the site forms a gap between these two proprties that is ideal as an infill development and is suitbale to take two detached dwellings, as proposed within this application.

Wrexham Council's Local Planning Guidancve note No 13 ' Housing in the Countryside'. States that infill developments in the countryside will be allowable where suitable.

Policy H5 States that the site must met certain criteria to be classed as an infill development and these are as follows;

- Number of units – the site must accommodate no more than two units
- Small Gap – The plots should be comparable to those around it
- Continoously developed highway frontage – Dwelling should not be substantially away from the highway
- Group of buildings – there must be a continous existing development of at least 5 building on the road frontage

The development as proposed within this application, currently meets with all of this criteria.

4. Highways

As can be seen on the proposed site plan (Figure 7 below), adequate visibility splays are to be provided to the shared driveway that supports both of the new dwellings. There is also a new garage to the side of Plum Tree Farm with a new access onto the highway. This is also provided with adequate visibility splays in both directions.

The new dwellings are both to be provided with a double garage each with at least 4 No off road parking spaces. 4 Off road parking spaces are also to be provided to the front of the new garage that will serve Plum Tree Farm.

5. Scale

The scale of the property can be measured from the proposed submitted plans. The proposed development area is 0.32 Hectares.

6. Landscaping

The existing site is relatively flat throughout, as shown in the image below. The intention is to integrate additional soft landscaping and planting to the proposed development that compliments the development and surrounding area.



Figure (6) – Image showing the Existing Site



Figure (7) – Proposed Site Layout

7. Appearance

It is considered that the development would accord with all planning guidance from Wrexham Coucil, as well as national planning policy. The council has approved a series of local planning guidances notes which amplifies their Development Plan policy.

The following Local Planning Guidance Notes are relevant:

07. Landscape and Development
16. Parking Standards
17. Trees and Development
21. Space Around Dwellings
24. Designing out crime
30. Design

The proposed appearance of the dwellings and apartments consist of;

- At ground floor, the elevation finishing material will consist of facing brick, with a solider course and then a rendered finish to the projecting gable at the front.
- The roof material finish will be a tiled finish, to match the surrounding area.
- The windows and doors are to be upvc to match those in the surrounding area.

Planning Policy Wales, TAN6 and TAN12 require that new built developments are to be of a high-quality design. Policy RD 1 of the LDP refers to sustainable development and good standard design. It is felt that the development has been designed to meet these requirements and the appearance of the new dwellings is in-keeping with the modern appearance of the existing dwellings within the vicinity of the site.

Referencing the local planning guidance for parking standards, we have supplied sufficient parking for both the proposed new dwellings and the existing dwelling, known as Plum Tree Farm.

Adequate separation distance has been provided between the dwellings, as required by LPG note 21.

Adequate outside private amenity area has also been provided to all of the dwellings, in accordance with LPG21

8. Environmental Sustainability

Resource efficiency means minimising the use of energy for heating, lighting and other energy uses that may be occurred from these dwellings. It also means using materials and construction methods that also reduce harm to the environment. The following sustainability issues have been considered:

- Wherever possible materials will be sourced and produced locally to reduce the harm to environment with excess travel for materials.
- If the scheme uses timber, the timber will be certified as coming from a sustainable source.
- The site is served by mains water, electricity, gas and drainage.
- Foul water drainage will be to an existing public sewer system.

The above points will ensure that the properties are “sustainable” in terms of the building design and the supply and use of energy and water.

9. Conclusion

It is felt that the submitted design will accord with all relevant local and national planning policy requirements. It will provide additional much needed housing to the area of Is Y Coed, with local amenities nearby.

To conclude, the application seeks planning permission consent to create two dwellings on the currently disused land. The proposed design benefits the local area due to integrating the proposed materials with the existing surroundings, whilst creating an ‘infill’ development in the countryside that will meet with all planning policy requirements.

It is therefore respectfully requested that planning permission be granted.