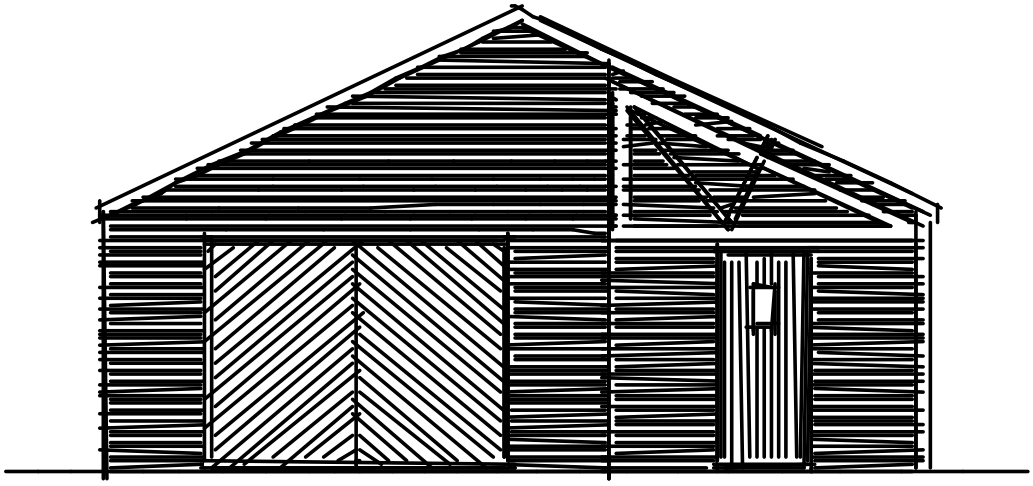
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Design and Access Statement



Statement prepared for:

Mr Simon Edwards
Foxglove Lodge,
Berse Lane,
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Statement required for:

Proposed construction of detached garage with plant room and car port.

1.0 Brief

1.1 This statement has been prepared to accompany the application which seeks permission to construct a detached garage with plant room and car port.

1.2 The Garage is to serve a property we have recently obtained approval for, the dwelling had no means to store gardening equipment, nor an area for housing plant associated with the dwelling.

1.3 We set about plans for an outbuilding associated with the dwelling as a suitable solution to the storage issues.

2.0 Access, including movement to and from the site

2.1 The application site is located within the Bersham Conservation Area. Bersham is a small village in the suburbs of Wrexham County Borough that lies next to the River Clywedog, and the community of Esclusham. The conservation area is located within the wooded part of the upper reaches of the Clywedog valley which runs from Minera to Wrexham.

2.2 Bersham, being a predominant residential area comprises mainly houses and a small pub which is located east of the application site.

2.3 The site is accessed off Berse Road, a link road which connects Bersham Road to the A525. This is within short distance of the A483, a main dual carriageway which connects Wrexham to Chester (Northbound). Destinations such as Oswestry and Whitchurch can also be accessed in the opposing direction (Southbound). Large employment bases can be found within these destinations which provides excellent opportunities for the residents. Station road sees only small number of traffic movements per day.

2.4 As part of the development, parking has been indicated on the proposed site plan (Figure 1), as two spaces which is ample for a proposal of this nature.

2.5 Excellent transport links can be found from Bersham. No. 5 bus travels to Ruabon from Wrexham, passing through Bersham and Nant Park, providing a good opportunity for non-car users. Terminating at Wrexham's Bus Station, further transport links can be found.

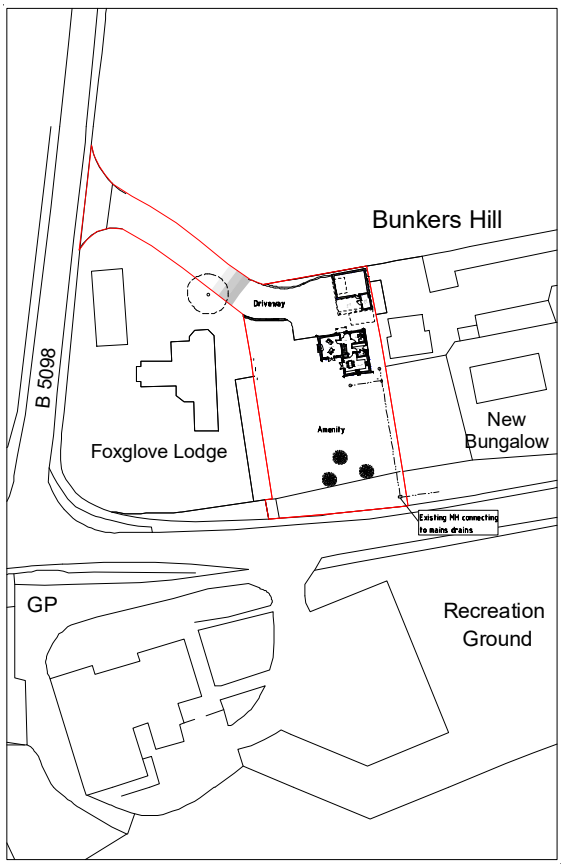


Figure 1- Proposed Site Plan

3.0 Character

3.1 Bersham is home to some superb architectural detail which can be seen walking through the heart of the village. The River Clywedog passes through the village and is seen as an important feature to the community.

3.2 A wide variety of residential dwellings can be seen in the area, ranging from single and two storey dwellings constructed from render, brickwork, and stone, with either tiled or slated roofs.

3.3 A variety of window styles are visible in the area ranging from both double and single hung windows, and fixed casement windows. Materials such as timber and uPVC can be seen on the street scene.

3.4 Within the vicinity, gables and monopitch are the predominant roof type. The existing cottages were constructed with a gable roof. Our proposal is to incorporate a gable roof, which includes for and open area to produce the car port as indicated on the planning drawings.

4.0 Appearance/ design principles and concepts

4.1 The appearance has been developed add to the character of the conservation area.

4.2 The positioning of the structure along with its location within the conservation area means it is well screened from all vantage points.

4.3 The use of brickwork and slated roofs is in keeping with the choice of materials in the locality and will ensure the structure blends into the nucleus of buildings in the vicinity.

4.4 The proposed car port area will be constructed from Oak truss and posts to provide a rustic/traditional appearance. The structure will be a valued addition to the site with the concept of the sustainable method to heat the dwelling applied to the design of the structure.

5.0 Community Safety

5.1 According to information available to the public there has been 15 crimes reported in the locality in May 2024. This information has been obtained from the Police website (www.police.uk).

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

5.3 This development will provide security to equipment needed to maintain the plot and also security for any vehicles or general hobby equipment at the property.

6.0 Environmental Sustainability

6.1 The construction of the Garage will be environmentally sustainable with the provision of Solar PV proposed.

6.2 The elevation for the Solar PV is on an inconspicuous elevation, the inclusion of the Solar will assist the property in being environmentally sustainable and self sufficient, generating its own electricity and heating using a sustainable source.

7.0 Local and National Policies

Policy DM1

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, density, use of materials and landscaping;

The proposal retains the distinctiveness of the site, due to the plot area being large, the inclusion of an associated outbuilding is in keeping with other structures that have been constructed on adjacent properties land. Storage for maintenance items is crucial to retain the tidiness and appearance of the site.

Policy NE3

Development will only be permitted where it does not cause unacceptable harm to trees, woodlands and hedgerows of significant public amenity, natural or cultural heritage value or those that provide important ecosystem services.

Due to the proposed position of the garage no detrimental effect will be had to trees hedgerows or public amenity. The proposal is therefore fully compliant with this policy.

Policy SP15

Development will only be supported where it conserves, protects, preserves or enhances the following cultural and historic assets of the County Borough and their setting:

The development and inclusion of the garage will enhance the site. It will prove interest adjacent to a nucleus of adjacent outbuildings on the neighbouring site. The structure will produce a traditional and rustic appearance and respecting the setting.

Policy SP18

To mitigate against the effects of climate change and adapt to its impacts, development proposals will need to demonstrate that they have taken into account: Reducing carbon emissions; ii. Protecting and increasing carbon sinks; iii. Adapting to the implications of climate change at both a strategic and detailed design level; iv. Promoting energy efficiency and increasing the supply of renewable energy;

The proposal to develop this parcel of land to construct a garage allows us to also install Solar PV and provide a plant room for all the equipment. This demonstrates our client is wishing to adapt to the effects of climate change by installing a renewable energy source on the garage to serve the previously approved dwelling.

The investment will allow the dwelling to be as self sufficient as possible without the need to draw on the national grid for electricity nor, the requirement of fossil fuels which isn't permitted at building regulations following a change to regulations in November 2023.

8.0 Conclusion

8.1 Support of this application would see a sustainable approach to heating a previously approved dwelling become a reality.

8.2 The scale, aesthetics, and layout of the site has all been developed to ensure the development enhances the features of the conservation area.

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

8.4 The development of a garage to store equipment should be fully supported, it will allow the owner to have secure storage on site and will enable undercover storage of vehicles. This will assist the environment by way of not needing to de-frost vehicles in the winter months.

Document Prepared by:
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