Blueprint Architectural Services Ltd
Office 3K4, Redwither Tower, Wrexham. LL13 9XT
Tel: 01978 356500
design@blueprintarchitectural.com
www.blueprintarchitectural.com

Design and Access Statement



Statement prepared for:

Mr Tim Edwards
Sydallt Lane,
Cefn-Y-Bedd,
Wrexham.
LL12 9SL

Statement required for:

Proposed residential development to replace the Sydallt Community Centre and neighbouring car park.

1. Brief:

1.1 We have been employed by our client to seek the planning permission required for a residential development.

1.2 The parcel of land is currently occupied by a community centre that has been closed for over 10 years, and an accompanying car park. Due to an existing access onto the site and its residential setting the proposal has been put forward to seek the planning permission required to follow through with the development.

1.3 All works is to be done sympathetically to the immediate locality to ensure the proposal put forward enhances the area.

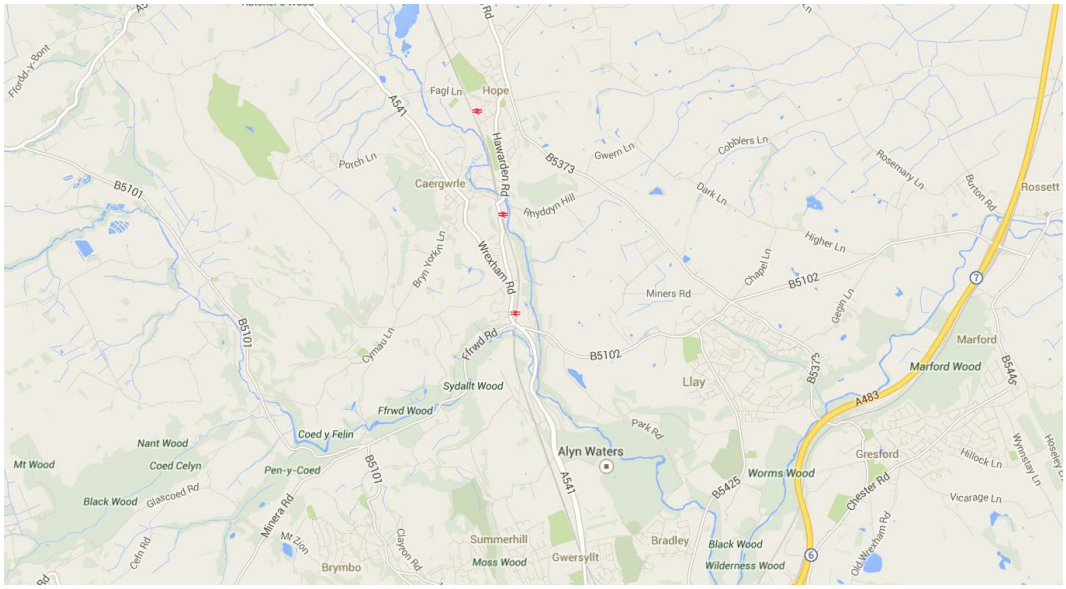
2. Access, including movement to and from the site:

2.1 The site is accessed off Sydallt Lane, which provides access to Mold Road which supplies excellent road links to and from Wrexham-Mold.

2.2 The site is currently served with by an access point which is to remain as existing, as demonstrated the access point provides adequate visibility splays for vehicles existing the site.

2.3 The site address is Syddallt Lane, which is located near Cefn Y Bedd, a small village located just outside Wrexham. Wrexham is a large town were a number of local conveniences can be found.

2.4 Mold is also a town within a short drive of the site accessed via the A541. The A494 is accessed at a roundabout just before Mold off the A541 and connects to the A55 express way connecting Mold to Chester as well as the North wales coast meaning The City of Bangor is within and hour's car journey.



1. Map of Road Links

2.5 A regular bus service is provided near the site allowing occupiers that haven't the access to a vehicle an easy commute to the nearby towns of Wrexham & Mold.

2.6 The nearby village Cefn Y Bedd also boasts a train station another mode of public transport connecting Wrexham to Liverpool, via Bidston.

2.7 The existing road is to be upgraded to accommodate the residential development as indicated on the site plan.

3. Character:

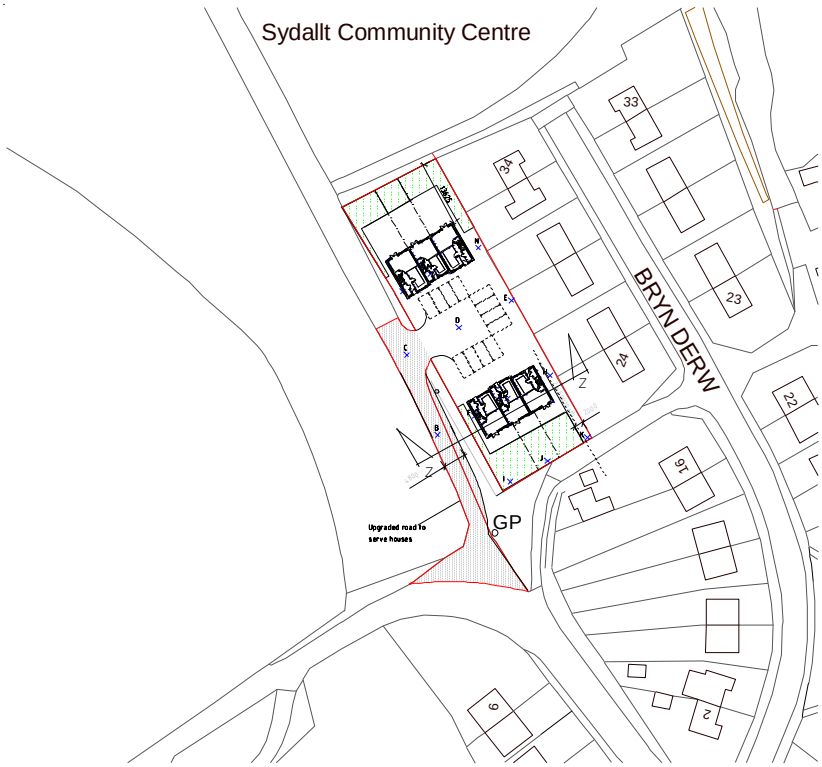
3.1 Cefn Y Bedd is a small village located approximately 4.8 miles from the town of Wrexham and 7.7 mile from Mold. Cefn Y bedd is on the Wrexham-Flintshire border.

3.2 There are various architectural designs and periods of construction in Cefn y-Bedd. A number of facing materials have been used within the village, from brickwork, to render and pebble dash. When walking around the village there doesn't appear to be a precedent for the type of construction in the village.

3.3 The proposed development is located within the settlement boundary limit and would occupy a currently disused site, while contributing to housing requirements in Wrexham.

3.4 There are a number of different styles of properties in and around Cefn Y Bedd from small terrace houses, to large one off detached dwellings, to bungalows, the variation in house types provides an interesting street scene.

3.5 It is our client's intention to construct the proposed development to be sympathetic to the surrounding area. This would mean using traditional materials.



2. Proposed Site Plan

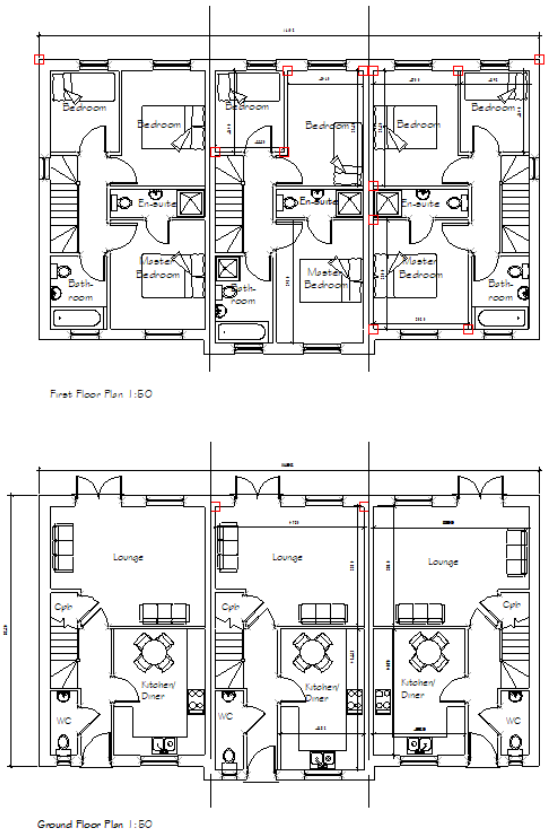
4. Appearance:

4.1 The proposal put forward is to construct six two storey dwellings in blocks of three either side of the proposed site, as can be seen in picture 2 and 3 of this document. A conventional layout has been illustrated with living area and kitchen provided at ground floor and bedrooms-bathrooms provided at first floor level.

4.2 The internal layout provided the dwelling with its external features, such as positions of windows/doors. Discussions with our client during the design process meant alterations where made which enhanced the dwelling from the draft proposals put forward. Window depths have been increased ensuring the openings provide rooms with natural light, reducing the need to use electricity to power lighting outlets.

4.3 The walls below eaves level are to be constructed from brickwork as annotated on the proposed elevations. The central dwelling in the each block is set forward from the dwellings either side and possesses a central gable roof to add interest and match design approaches throughout the area.

4.4 These proposed design features emphasise the symmetrical arrangement of the front façade and provide a unique character to the building.



3. Plot 1 – 3 Proposed Floor Plans

5. Community Safety

5.1 According to information available to the general public there has been 10 crimes reported in the vicinity for the month of July 2024. Crimes reported vary from anti-social behavior to Criminal damage and arson. This information has been obtained from the Police website (www.Police.uk)

5.2 There is very little reason to suggest why the introduction of this residential development would see an increase in these crime figures.

5.3 With the inclusion of this development to the area natural surveillance would be vastly improved.

6. Environmental Sustainability

6.1 The dwellings will be fully insulated to meet the requirements of the current Building regulations, thus ensuring the dwellings will be thermally and acoustically efficient.

6.2 Lighting outlets which take lamps of luminous efficacy of at least 40 lumens/circuit watt to be fitted to ensure dwellings have 100% efficient light fittings.

6.3 Double glazed units will be used throughout, and energy-efficient heating systems will be installed to heat the dwellings.

7. Local And National Polices.

7.1 Our Scheme to develop this parcel of land will be compliant with Policy SP1 and contribute towards the housing provision target for Wrexham County Borough.

7.2 The proposed residential development is compliant with policy SP12 as it is a proposal of high quality that responds to the local character of the area.

8. Conclusion:

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

8.2 The proposal will provide additional housing to the area providing natural surveillance to the vicinity will help reduce crimes in the area.

8.3 The local area would be able to accommodate the proposed development with services and good infrastructure existing.

8.4 This proposal would see beneficial use of the site, in place of the disused state of the site at present.

Document Prepared by:
Luke Oliver Fowles
Architectural Technician
on behalf of Blueprint Architectural Services Ltd