DESIGN AND ACCESS STATEMENT

Site Address: Yew Tree Cottage Church Road Southsea Wrexham LL11 5PG

1. INTRODUCTION This Design and Access Statement supports an application for change of use from a commercial office to residential use as part of the main dwelling at Yew Tree Cottage. The office building is not physically connected to but is landlocked within the residental curtilage of Yew Tree Cottage.
2. SITE DESCRIPTION The existing office is located within the grounds of Yew Tree Cottage, with no separate or independent access. The site is currently served by the existing residential access from Church Road, with hardstanding areas providing parking facilities.
3. PROPOSED DEVELOPMENT The application seeks to change the use of the existing office space to residential use, incorporating it into the main dwelling. No physical alterations are proposed to either the building or the site layout.
4. ACCESS

   4.1 Existing Arrangements

- Vehicle and pedestrian access via existing entrance from Church Road
- Adequate hardstanding for parking
- Office currently generates business-related traffic

   4.2 Proposed Changes

- Existing access arrangements will remain unaltered
- Reduction in vehicle movements due to cessation of business use
- Reduced parking requirement as space will revert to residential use
- Improved highway safety due to reduction in business traffic

5. DESIGN

   5.1 Use

- Change from commercial to residential use
- No external alterations proposed
- Integration with existing residential property

   5.2 Amount

- No change to building footprint or floor space
- Conversion of existing office space only

   5.3 Layout

- Existing internal layout to remain
- No changes to external areas or parking arrangement

   5.4 Scale

- No changes to building scale or mass
- Existing building envelope maintained

   5.5 Appearance

- No changes to external appearance

- Character of building remains unaltered

6. SUSTAINABILITY The proposal will:

- Reduce traffic movements to and from the site
- Make efficient use of existing building stock
- Reduce the need for additional development elsewhere
- Maintain the residential character of the area

7. CONCLUSION The proposed change of use represents a sustainable development that will:

- Reduce local traffic movements
- Have no impact on the external appearance of the building
- Maintain the residential character of the area
- Improve highway safety through reduced business traffic
- Make efficient use of existing building stock

The proposal requires no physical alterations and will result in reduced impact on local infrastructure compared to the existing commercial use. The development is therefore considered appropriate for the location and compliant with relevant planning policies.