

Design & Access Statement

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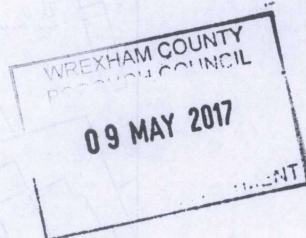
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Design and Access Statement



Statement prepared for:

Mr & Mrs Bellis
41 The Ridgeway
Marchwiel
Wrexham
LL13 0SB



Statement required for:

Proposed residential dwelling on land adjacent to Stack Barn, Mulsford Lane, Worthenbury, Wrexham.
LL13 0AW.

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1. Brief:

- 1.1 We have been approached by our client Mr & Mrs Bellis following the acquisition of land on Mulsford Lane, Worthenbury to prepare and submit a planning application for a single detached dwelling.
- 1.2 The application site has been subjected to previous applications. The most recent application on the site P/2011/0312 was approved with 2no dwellings proposed on the application site.
- 1.3 The previous approval included for 2 detached dwellings with associated garages. The proposed dwellings also included habitable rooms within the loft space.
- 1.4 The original approval for properties on this parcel of land dates back to 2005 under application no: P/2005/0945 this permission also included for the conversion of several barns and 2 no vehicular access points.

2. Access & Movement to and from the site:

- 2.1 Access onto the site is via Mulsford Lane, a narrow country road branching off the B5069, Frog Lane. There are existing drop kerbs providing access onto the site, this access may need to be altered slightly to accommodate the proposal put forward. As illustrated on the Highways plan provided as part of the application adequate visibility splays have been provided from the access point into the site.
- 2.2 Mulsford Lane is approximately 1 and 1½ car width wide and 1 mile long with sharp and elongated bends before meeting at the junction with Sam. To allow for the passing of two-way traffic, laybys are sited along Mulsford Lane.



1. Existing Site Plan

- 2.3** Frog Lane is approximately 200m from the site's entrance (less than a 5 minute walk). At the junction between Frog Lane and Mulsford Lane, in the centre of Worthenbury, are bus stops going in either direction (north east / south west). This is an easy way of getting into Wrexham and Malpas – a village approximately 7Km away from the site in a east-northeast direction) without needing to use a car.
- 2.4** The B5069 connects the site to the A525, the main carriageway linking Wrexham to Whitchurch and Nantwich. This road is often used by commuters. The A525 is commonly used by farm vehicles and transporters – lorries shipping goods.
- 2.5** At the junction between the B5069 and the A525 (approximately 3.5Km from the site's entrance) is the village Bangor-on-Dee, so-called because of its location in relation to the River Dee. Bangor-on-Dee contains all local amenities and the bus services required to get passengers in and out of Wrexham and surrounding villages.
- 2.6** The property will be provided with adequate parking and turning facilities within its boundaries to ensure vehicles can enter and vacate the site in a forward motion. In compliance with Part M of the Building regulations the main entrance point to the dwelling will have a ramped access with a gradient of no more than 1 in 12, and roll over threshold.

3. Character:

- 3.1** Worthenbury is a picture postcard hamlet, close to the North Wales / England Borders and Mulsford Lane continues this theme with luxury housing and rustic farm outhouses lining the road. It is a highly sought-after area, despite property prices being higher than the national average. There are areas along Mulsford Lane where buildings are obscured by hedging and trees, but the heights of these buildings and their close proximity to the road ensure the pleasing aesthetics can be noted by passers-by.



2. Property neighbouring the site's entrance

- 3.2** There is no clear architectural style to the buildings in the immediate area. Properties have been constructed over a prolonged period of time. This variation in designs of properties lining Mulsford Lane provides an aesthetically pleasing street scene.
- 3.3** Each structure in Worthenbury and along Mulsford Lane has its own identity. Each building has been designed to complement its neighbour whilst ensuring it maintains its own identity. There are some familiar aspects to the properties – such as high gable roofs, sharp-pitched dormers, specific brick types and glazing taking maximum advantage of the surrounding landscape and the natural light. However there are no two buildings standing side-by-side that claim to look alike.
- 3.4** Blueprint were involved with the conversion and extension of the adjacent grade II listed Stack barn. The barn itself prior to conversion consisted of 8 masonry piers and the roof above. As part of its conversion the design meant its appearance and character was not affected. The open areas between the masonry piers have been glazed with an extension constructed to the rear.
- 3.5** The conversion of Stack Barn enhanced the area, ensuring a grade II listed building was not only preserved but provided the area with an additional luxury family home.

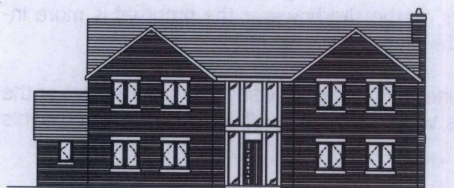


3. Stack Barn

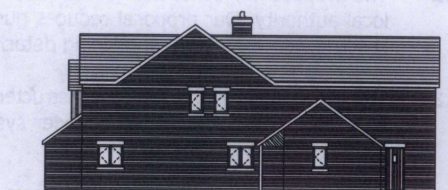
4. Appearance:

- 4.1** The initial appearance took shape from the footprint of the dwelling. Our aim is to provide a functional family home that adds to the characteristics of the area.
- 4.2** The proposed dwelling has hints of surrounding properties within its design. The front entrance has been designed using features of the adjacent Stack Barn. The entrance door has been installed within large sections of glazing.

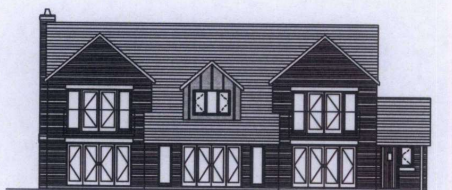
- 4.3** Windows that have been installed within the property are to imitate the adjacent detached dwelling, 2 pane windows which provide a cottage like appearance to any dwelling.
- 4.4** The materials that have been selected will allow the dwelling to have a traditional appearance brickwork walls, and slated roofs are a feature of the adjacent Stack Barn. We felt it was also important to secure modern features into the design, bi-fold doors and Juliette balconies have been included in the proposal to add a modern twist to the features of the property not harming the characteristics of the area.
- 4.5** The dwelling is to also have its own design features, gable projections will add to the aesthetics of the area providing additional character to the street scene. As can be seen walking along Mulsford Lane each property is individual, or has its own individual feature, we felt this was important to secure individuality in the design, the gable projections provide this to our proposal.



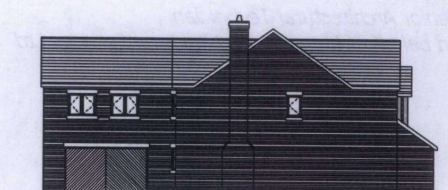
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

4. Proposed Elevations

5. Community Safety

- 5.1** According to information available to the general public there has been 12 crimes reported in the vicinity for the month of February 2017. This information has been obtained from the Police website (www.Police.uk)
- 5.2** There is very little reason to suggest the proposal would see an increase in the crime figures stated above.
- 5.3** Providing a new property to the vicinity will allow natural surveillance for the area to improved, with an occupied dwelling as opposed to a vacant parcel of land.

6. Environmental Sustainability

- 6.1** By allowing this site to developed, the proposed dwelling will be compliant with current building regulations, achieving excellent thermal values providing a comfortable home.
- 6.2** As part of the development contractors must ensure 100% of light fittings are efficient fittings. Boilers that are to be installed to heat the dwellings must have a Sedbuk rating of at least 89%. By installing such a boiler it will help reduce our carbon footprint.
- 6.3** As part of the development it may become a necessity to install renewables such as PV panels to ensure the proposed dwelling will comply with current building regulation requirements by means of a SAP report.

7. Conclusion:

- 7.1** We feel this planning application should be looked favourably due to the planning history this application site has.
- 7.2** The proposal for constructing new properties in the area has previously been agreed by the local authority. Our proposal reduces numbers on the site however the proposal is more in-keeping with the vicinity, providing detached dwellings on sizable building plots.
- 7.3** The proposed property will be constructed in line with current building regulations. Part of the new regulations is to install sprinkler systems within all new dwellings, providing occupants with a safer home to live in.

Document Prepared by:
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