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# Design and Access Statement



**Statement prepared for:**

**Mr & Mrs Randell**
3 The Gardens,
Holt,
Wrexham.
LL13 9JW

**Statement required for:**

Partly retrospective application for timber pergola and proposed changes to front door and gate.

**1. Brief:**

**1.1** This statement has been prepared to support a partly retrospective planning application for the erection of a modest timber pergola to the side of the existing dwelling, and the proposal to repaint the front door and replace the front gate to enhance privacy at 3 The Gardens, Holt.

**1.2** The site is located within the settlement boundary of Holt and lies within the Holt Conservation Area, a location of architectural and historic significance.

**1.3** The proposal involves minimal physical alteration to the public realm and is primarily aimed at enhancing the utility and visual quality of the site while preserving the area's character.

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

**2.1** Set in a conservation area, Holt is a picturesque village to the east of Wrexham, close to the A534. It is tucked tight against the Welsh / English border, with its closest neighbouring village, Farndon being across the border in England.

**2.2** Parking provision is to remain as existing and is not affected by the changes related to the application.

**2.3** Due to the small scale of the works involved in this application, there is no reason to suggest that the access to and from the site would be negatively impacted in any way.

**2.4** Holt has a number of local amenities that can be accessed on foot including other public houses and brassieres (Peal O'Bells), along with a Post Office and convenience store. The village also boasts the Holt Community Primary School, a school which is reserved for the small catchment area of the village. Other conveniences in the village include a hair salon and secret spa, coffee shop and bistro.

**2.5** Bus stops are located on The Cross a few moments from the application site, with bus routes into Wrexham and surrounding villages such as Farndon and Rossett. Unlike the more modern bus shelters located in the County, Holt has a prominent stone-built structure with slated roof, adding to the villages character and heritage.

**3. Character:**

**3.1** Holt is a historic village with medieval origins and conservation area designation. The architectural character is defined by a mix of vernacular styles, red sandstone structures, and traditional cottages with slate roofs.

**3.2** 3 The Gardens is part of a later 20th-century development on the edge of the historic core. While not historic itself, the property lies within the conservation area and contributes to its broader setting.

**3.3** The pergola is constructed from natural timber, appropriate for garden structures, and is largely hidden by a tall brick boundary wall, making it unobtrusive in the public realm.

**3.4** The proposed green-painted front door and timber gate adopt traditional materials and muted colour tones to enhance the property's appearance without detracting from the conservation area.



**1.0 Front of Property / Front Gate**

**4. Appearance/Design Principles & Concepts:**

**4.1** The timber pergola is designed to blend into the garden landscape, with an open-sided structure providing shelter for outdoor cooking and leisure use. Its form, scale, and materials respect the character of the existing dwelling and the wider area.

**4.2** The front door and gate improvements are modest, using green paint and traditional timber design to enhance street-facing elements while improving residential privacy and security.

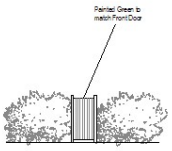
**4.3** All alterations are reversible, ensure minimal visual impact, and uphold the architectural consistency within the conservation area through sympathetic material choices and finishes.




Front Elevation 1:100



Side Elevation 1:100




Front Gate Elevation 1:100

**2.0 Elevations of Proposal**

**5. Community Safety**

**5.1** According to information available to the general public there has been 44 crimes reported in the vicinity for the month of February 2025. This information has been obtained from the Police website (www.Police.uk)

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

**5.3** The application proposes no changes that would affect community safety. In fact, the addition of a more substantial front gate is expected to enhance privacy and passive security.

**6. Environmental Sustainability**

**6.1** The pergola is constructed from timber, a renewable material with low embodied energy, supporting sustainable construction principles.

**6.2** No trees or habitat areas have been removed or disturbed in the construction. The proposed door and gate alterations involve redecoration and replacement with durable timber components, requiring no significant excavation or waste.

**6.3** The use of manual operation and natural finishes ensures a low environmental footprint and long-term material resilience.

**7. Local And National Polices.**

**7.1** Policy SP15: Historic and Cultural Environment
The proposal conserves and enhances the Holt Conservation Area through sensitive, small-scale interventions. The timber pergola is positioned discreetly at the side of the property and is largely screened by an existing brick wall, ensuring minimal visual impact. Its materials and scale reflect traditional outbuildings commonly found in conservation areas. The proposed green-painted front door and timber gate use appropriate colours and materials, preserving the area's character and enhancing the property's frontage. No listed buildings or key heritage views are affected, and all changes are reversible, supporting the policy's aim of protecting historic assets and their settings.

**7.2** Policy SP12: Design Principles & Masterplanning Framework
The application responds positively to local character and context by using traditional materials and modest design solutions that integrate with the surroundings. The pergola and front gate adopt a high-quality, sustainable approach in line with design guidance, enhancing the property's function without harming the visual or environmental quality of the area. The use of natural timber and muted tones demonstrates sensitivity to place and contributes to the distinctive rural village setting, aligning with the aims of the design SPG and SP12's emphasis on locally responsive, sustainable design.

**8. Conclusion:**

**8.1** This application proposes a sensitive and appropriate addition to a residential property within the Holt Conservation Area. The pergola and proposed minor frontage changes are of modest scale and well-integrated design.

**8.2** The works respect local character, contribute to privacy and sustainability, and enhance the usability of the site without impacting its heritage setting.

**8.3** For these reasons, it is considered that the proposal represents an appropriate and policy-compliant form of development and should be supported by the Local Planning Authority.

*Document Prepared by:*
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