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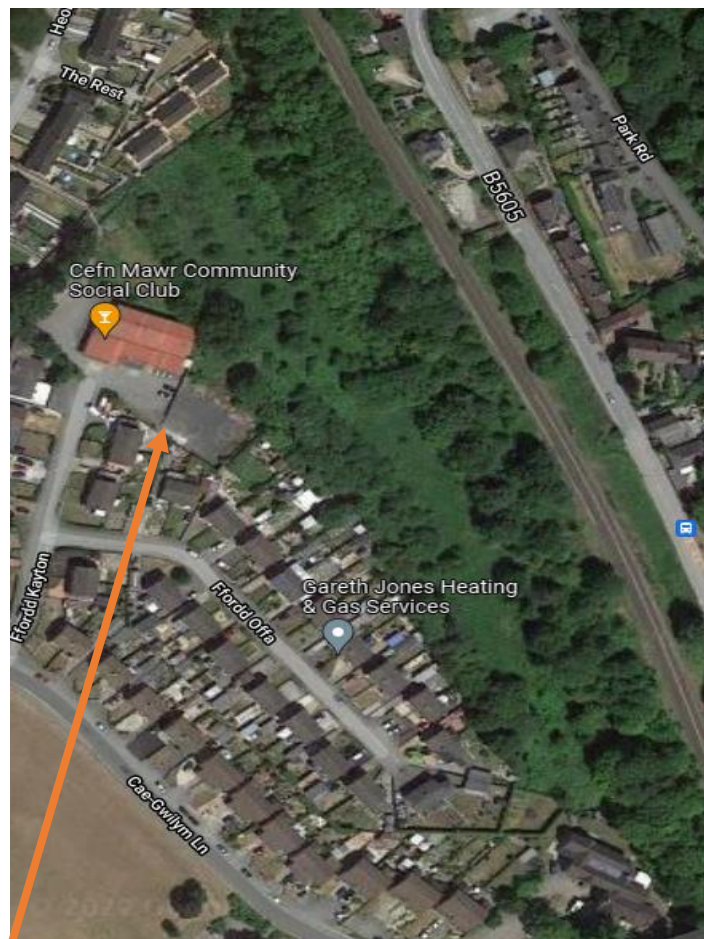
DESIGN AND ACCESS STATEMENT

Project: Erection of 2 No 3 Bedroom Semi-Detached dwellings and a 2 No 2 Bedroom Apartments, car parking & associated works.

Site: Land at British Legion, Ffordd Kayton, Cefn Mawr, LL14 3RB

To be read in conjunction with drawing No's and details;

- BL/PD/01 – Existing Site Plan
- BL/PD/02 – Proposed Site Plan
- BL/PD/03 – Proposed Floor Plans of Plot 1 Ground Floor & Plot 2 First Floor Apartments
- BL/PD/04 – Proposed Elevations for Apartments
- BL/PD/05 – Proposed Floor Plans of Plot 3 & 4 House Types
- BL/PD/06 – Proposed Elevations for House Types
- BL/PD/07 – Location Plan



Proposed
Development Site

Fig. 1 – Location of Existing Site

The existing site consists of partly shrubs and wasteland and partly overspill parking areas to the Legion Club. There is currently sufficient parking to the club provided to the north of the existing building and this is not within the current red line site area for this application.



Figure (3) – Wrexham Unitary Development Plan

The orange star indicates the location of the proposed development site. The map in figure 3 above, shows the settlement boundary in a thick black line. The existing site lies next to residential properties and also Cefn Mawr British Legion Club.

There has previously been a planning approval granted for the erection of detached dwelling adjacent to the site. This was approved under reference number is **P/2020/0810**.

3. Proposed Layout

The proposed layout of the two dwellings consists of;

Ground Floor

- Lounge area
- Downstairs WC
- Kitchen and dining area
- Storage under the stairs

First Floor

- 3 bedrooms
- Main family bathroom.

The proposed layout of the two apartments consists of;

Ground Floor Apartment 1

- Open plan kitchen / dining and living room area
- 2 bedrooms

- Main bathroom
- Hallway as circulation
- Entrance door to Apartment 2 at FF

First Floor Apartment 2

- Open plan kitchen / dining and living room area
- 2 bedrooms
- Main bathroom
- Hallway as circulation

Externals to House Types

- Patio area and garden to rear
- Front gardens with planting
- Driveway for 2no. cars and path to access the front door.

Externals to Apartments

- 4 No Car parking spaces in total for apartments
- Pathway around front of the apartment block to parking area
- Proposed planting around apartment block



Figure (4) – Proposed Elevations (House Types)



Figure (5) – Proposed Elevations (Apartments)

4. Highways

Adequate walking distances are dependent on the location of the specific development; guidelines indicating acceptable walking distances are provided in the Chartered Institute of Highways and Transportation Document – ‘Guidelines for providing journeys on foot’, as shown within the following table;

Figure (8) – Guidelines from Highways & Transport Document

	Town Centres (m)	Community/School Sight Seeing	Elsewhere (m)
Desirable	200	500	400
Acceptable	400	1000	800
Preferred Maximum	800	2000	1200

Wrexham’s Unitary Development Plan states “Wrexham is the focus of a network of bus and rail serving the County Borough and regional routes which feed into the national public transport system”. Approximately 33% of local households have no car and rely on entirely on public transport to carry out day to day tasks.

The proposed development in Cefn Mawr assists in sustainable development because is it located within close proximity to many facilities that are required day to day. The following table indicated distances and travel times to a number of destinations from the proposed development;

Figure (9) – Table showing the destinations and travel time from the proposed development site.

Facility	Location	Travel Distance (Miles)	Walking Time (Minutes)	Cycling Time (Minutes)	Drive Time (Minutes)
Education	Cefn Mawr Primary School	0.4	9	3	2
	Ysgol Rhiwabon Secondary School	2.8	55	17	7

Convenience/Food Store	Cefn Mawr Premier Convenience Store	0.4	9	2	3
Supermarket	Tesco Superstore	0.8	16	6	5
Post Office	Cefn Mawr Post Office	0.8	16	6	5
Cash Machine/ATM	Tesco Superstore	0.8	16	6	5
Doctor/Medical Centre	Crane Medical Practice	0.8	15	6	5
Pharmacy	Rowlands Pharmacy Cefn Mawr	0.7	14	6	5
Bus Stop	Hoel Berwyn	0.3	5	1	1
Railway Station	Ruabon Station	2.4	47	14	6
Public House (Pub)	Cefn Mawr Community Social Club	50 ft	1	1	1
Fast Food Takeaway	Cymru Kebab & Pizza	0.7	14	6	4
Employment	Wrexham fancy dress & Party Shop	0.7	14	6	5
	2 Wood's Garage Services	0.6	12	5	2
Children's Play Area / Skate Park	Cefn Mawr Children's Playground	0.5	10	4	2
	Ty Mawr Country Park	0.2	4	1	1

5. Scale

The scale of the property can be measured from the proposed submitted plans. The proposed development area is 0.13 Hectares.

6. Landscaping

The existing site is relatively flat throughout, as shown in the image below (Fig 6). The intention is to integrate additional soft landscaping and planting to the proposed development that compliments the development and surrounding area.



Figure (6) – Image showing the Existing Site



Figure (7) – Proposed Site Layout

7. Appearance

It is considered that the development would accord with all planning guidance from Wrexham Council, as well as national planning policy. The council has approved a series of local planning guidance notes which amplifies their Development Plan policy.

The following Local Planning Guidance Notes are relevant:

- 07. Landscape and Development
- 16. Parking Standards
- 17. Trees and Development
- 21. Space Around Dwellings
- 24. Designing out crime
- 30. Design

The proposed appearance of the dwellings and apartments consist of;

- At ground floor, the elevation finishing material will consist of facing brick, with a soldier course and then a rendered finish to the first-floor level.
- Stone Cills beneath all windows.
- The roof material finish will be a tiled finish, to match the surrounding area.
- The windows and doors are to be upvc to match those in the surrounding area.

Planning Policy Wales, TAN6 and TAN12 require that new built developments are to be of a high-quality design. Policy RD 1 of the LDP refers to sustainable development and good standard design. It is felt that the development has been designed to meet these requirements and the appearance of the new dwellings is in-keeping with the modern appearance of the existing dwellings within the vicinity of the site.

Referencing the local planning guidance for parking standards, we have supplied sufficient parking for both the dwellings and the apartment block, noted in figure 7.

Adequate separation distance has been provided between the dwellings, as required by LPG note 21. This includes any separation distance required between the proposed new development, and the other detached dwelling, which has previously been approved under a separate application, noted above.

Adequate outside private amenity area has also been provided to all of the dwellings, in accordance with LPG21

8. Accessibility & Parking

The applicant intends to construct a new road into the site as shown on the submitted site plan as proposed (Drawing Number BL/PD/02) and within Figure 8 (below).

This access layout was previously agreed between the applicant and WCBC Highways department before submission of the previous applications. Adequate visibility into the site was achieved through the purchase of a small triangle of land to the front of the adjacent property, known as No 12. This enabled the applicant to achieve the required visibility splays as originally requested by the highways department.

The previous planning applications related to the much larger site area for up to 35 dwellings. As we are now only proposing a much smaller number of dwellings (4 in total), the new estate road length has been amended and a new turning facility will be introduced as shown.

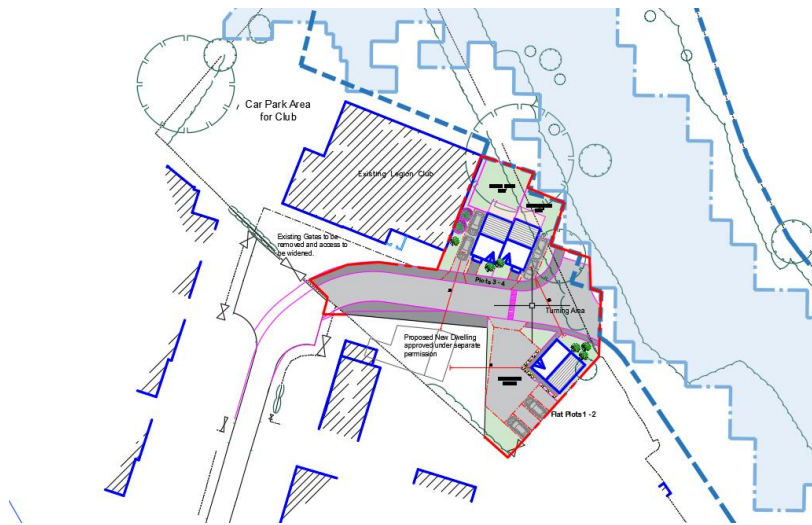


Figure (8) – Proposed Road Layout

9. Environmental Sustainability

Resource efficiency means minimising the use of energy for heating, lighting and other energy uses that may be occurred from these dwellings. It also means using materials and construction methods that also reduce harm to the environment. The following sustainability issues have been considered:

- Wherever possible materials will be sourced and produced locally to reduce the harm to environment with excess travel for materials.
- If the scheme uses timber, the timber will be certified as coming from a sustainable source.
- The site is served by mains water, electricity, gas and drainage.
- Foul water drainage will be to an existing public sewer system.

The above points will ensure that the properties are “sustainable” in terms of the building design and the supply and use of energy and water.

10. Conclusion

It is felt that the submitted design will accord with all relevant local and national planning policy requirements. It will provide additional much needed housing to the settlement area of Cefn Mawr, with local amenities and public transport nearby.

To conclude, the application seeks planning permission consent to create four dwellings on the disused land, adjacent the British Legion off Fordd Kayton, Cefn Mawr. The proposed design benefits the local area due to integrating the proposed materials with the existing surroundings, whilst minimising the affect the development will have any the adjacent C2 flood risk area and any biodiversity. We respectfully request that you support this application and consider it for approval.