Design and Access Statement
Proposed Development: Erection of a single-storey timber summerhouse and associated off-road parking
Site Address: Land East of Ael y Bryn, Alma Road, Froncysyllte, LL20 7RN
Applicant: William Jackson
Date: 21 July 2025

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1. Introduction

This statement supports the planning application for a modest, single-storey timber summerhouse and the creation of an off-road parking area associated with Alma Cottage, which currently lacks dedicated parking. The proposal is situated on land within the applicant's ownership, adjacent to Alma Road in Froncysyllte.

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2. Site Context

The site is located on sloping land to the east of Ael y Bryn and directly adjacent to Alma Road. It is a mix of unmanaged grassland with mature tree cover along the boundary. Several trees have recently been affected by Ash Dieback, with some removed following instruction from the local authority due to overhanging branches posing a hazard to the road.

The site is within a residential context, with existing houses along Alma Road and Ael y Bryn. The land has historically been unused but is not designated as greenbelt, or within a conservation area.

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3. Design Principles

Use:
The summerhouse will provide a quiet recreational and workspace use for the occupant of Alma Cottage. The parking space will support off-road provision in an area where on-road parking is limited.

Amount:
The summerhouse footprint is approximately 5m x 6m (30m²), below thresholds requiring complex consideration. A double off-road parking bay (3.5m x 7m) will be provided.

Layout:
The summerhouse is positioned away from Alma Road and adjacent to existing vegetation for screening. The parking is sited at the lower portion of the site for ease of access.

Scale:
Single-storey, with a maximum ridge height of 3m to remain subservient to neighbouring structures and the sloping terrain.

Appearance:
Timber clad, green roof or dark imitation tile, minimal glazing to avoid overlooking. Design intent is to remain discreet and sympathetic to surrounding landscape.

Landscaping:
Existing tree line to be retained where possible. Replanting proposed for any trees lost to Ash Dieback. Gravel or permeable surface to be used for the parking area to manage surface water.

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4. Access

Vehicle Access:
New vehicular access will be taken from Alma Road, crossing subject to Highways approval. Parking provision is for 2 domestic vehicles.

Pedestrian Access:
Pedestrian access will be maintained from Alma Road with new timber steps and path installed.

Inclusive Design:
The summerhouse will be level-access where practical, although gradients on site will require stepped access in places. Materials will provide good slip resistance.

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5. Policy Context

The design has regard to **Planning Policy Wales (Edition 12)** and **TAN 12 – Design**, ensuring the development respects local character, promotes accessibility, and integrates well with the natural environment. The parking element is consistent with Wrexham County Borough Council's Active Travel objectives by reducing pressure on street parking.

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6. Conclusion

The proposal represents a modest and well-considered addition, sensitively designed to respond to the site's topography and visual character. The inclusion of a parking space supports sustainable local transport and safety. There are no adverse impacts to neighbours, ecology, or heritage.