

DESIGN AND ACCESS STATEMENT FOR CINTRA 39 SALOP ROAD, OVERON. WREXHAM LL130EH

Introduction

This design and access statement accompanies and is intended to be read in conjunction with the detailed application for the residential development at Cintra, 39 Salop Road, Overton, Wrexham. LL130EH

Proposed and completed works:

- Repair leaking roof
- Replace broken gutters
- Repair the leaking chimney & repoint any deteriorated mortar joints
- Find and remedy the cause of the dampness in the utility, kitchen, living room, office, staircase
- Insulate the internal exterior single brick walls
- Replace the 1980's stone fireplace with an eco-design log burner
- Install a central heating system because there is no form of heating apart from the coal fire and electric heaters.
- Electrical rewire
- Remove the wet soft plaster that's loose from the walls and allow the brickwork and timber frame to dry out before replastering using lime plaster and horse hair.
- New bathroom & plumbing system
- Groundworks - lower ground level, replace broken drain system & lay new patio

This statement outlines the 5 objectives of good design, Accessibility, Environmental Sustainability, Character, Community Safety and movement to and from and within the development. And is submitted to show the development's capability with its surroundings.

- Location of the site

The site, which is in the village of Overton, is within an area accessible by vehicles.

A location plan of the site at a scale of 1/1250 is provided and forms part of the planning application.

The site is at present a residential dwelling with existing boundaries.

Accessibility

The policies of Tan 18, T8, & GPD1 to ensure the proposals take into account the scale design & layout, ease of access to the site, the site from the main access road and footpaths, and parking arrangements for all potential users including those with physical disabilities, and viability for vehicles in relation to children leaving or entering the site. How existing accesses will be affected.

Traffic and access will not be affected by this application. Roadside parking available for contractors. Where rear access is required, consent from the owner of Ferdis Local has been granted for access through his yard to the rear garden of Cintra. A map of this has been provided and forms part of the planning application.

Environmental Sustainability

Looks at demand for water impact on waste, and existing drainage impact. Reduction of carbon emissions, use of materials from locally sourced suppliers to reduce emissions. The locality in relation to transport waste to be moved from construction to be reused or recycled. The impact in changes in climate in relation to rainfall and temperature changes.

The new drainage system will improve the efficiency and will also improve the condition of the surrounding environment as there will be no more leakage. The installation of an eco design log burner and efficient boiler and central heating will reduce the current carbon emissions. All materials will be sourced from local suppliers where possible. All materials removed will be taken to the local recycling centre. The development of the site will improve the well-being of the property and will be in character with the existing dwelling.

Character

Policy PS2 & GPD1a. The development should materially have no detrimental effect to the natural environment, including open space. To ensure the development is congruous in design, and layout, and materialistically accords with the locality. To ensure hard and soft landscaping is in character with the locality. The scale should be in keeping with the adjacent buildings. To safe guard the character of nearby residents and

area amenities, in both design and landscaping of the garden areas, together with boundary treatments.

It is felt that all of the work proposed will make a positive difference to the building, without affecting the overall character and appearance the repairs will be a necessary procedure to ensure the longevity of the building structure.

Community Safety

To ensure the site has secured boundaries to eliminate overlooking, with adequate visibility to public areas and open spaces. To improve safety and design crime.

The existing boundaries are well screened with existing boundary fences.

Movement to, from, & within the development

To promote sustainable transport for facilities, shops, schools, public transport, open spaces. Freight transport for deliveries and transport, parking and turning. Integration of existing transport links.

Movement to and from the site will not be affected.