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Design and Access Statement



Statement prepared for:

[REDACTED]

Stryt,
Wern Road,
Minera,
Wrexham,
LL11 3DU

Statement required for:

Proposed residential dwelling on land associated with Stryt, Wern Road, Minera, Wrexham.

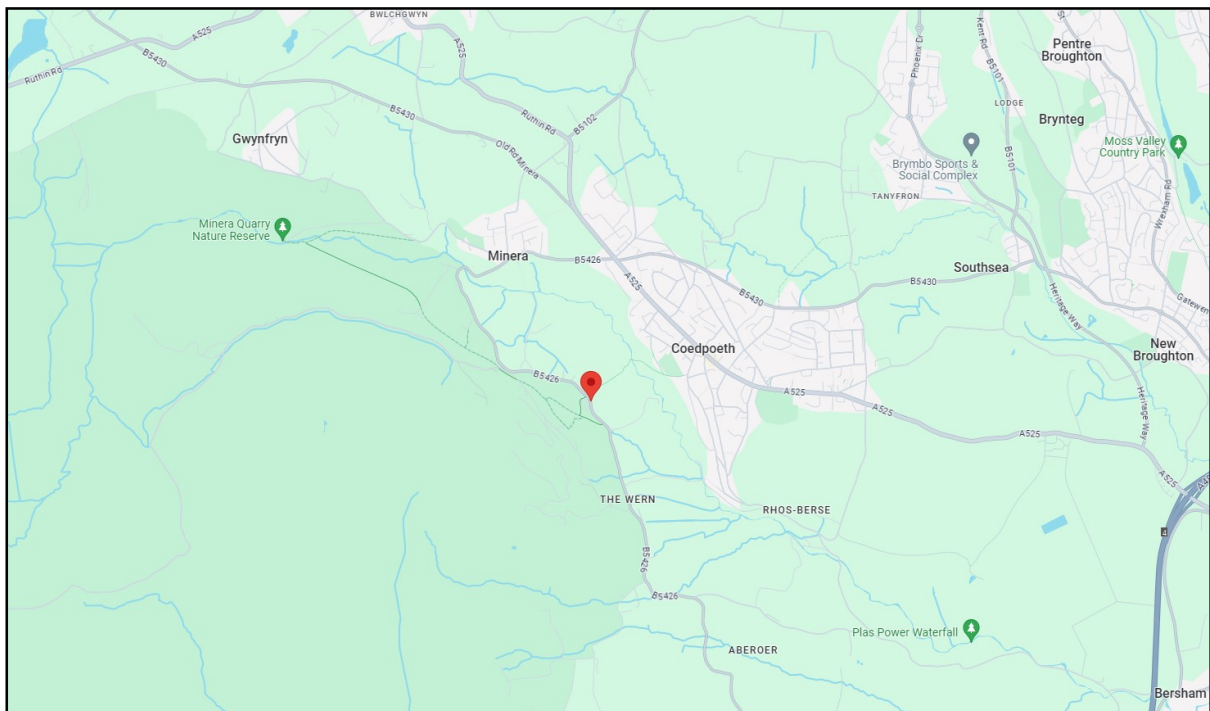
- 1.1** We have been approached by our client to obtain outline planning permission for a residential property located within the small cluster of properties.
- 1.2** The site is currently a vacant piece of land adjacent to the Hen Ysgubor property and would fit in appropriately on an infill plot such as this one.
- 1.3** Accessible by means of the existing driveway to Stryt that is within ownership of the client.
- 1.4** Our initial task was to assess the possibilities of a plot at the site and provide viable options to access the site by means of a vehicle.



11th April 2024

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

- 2.1 The logical approach is to use the existing layout and orient the proposed property to provide sufficient parking and amenity space.
- 2.2 The use of the existing entrance of the stryt property for the proposal is befitting allowing for more amenity space and removes the requirement of a separate access point from the street.
- 2.3 Minera is located within the County Borough of Wrexham, the village is located 4.5 miles to the West of the city centre of Wrexham. Served by excellent road links the village is easily accessible by vehicle. The A483 is located to the East of the village and can be accessed within a few minutes, which provides access to the wider area including places such as Chester, Chirk, and Llangollen.
- 2.4 The A483 provides links to other major roads which can be accessed near Chester. The A55 express way connects road users to the North Wales coast meaning The City of Bangor is within an hour's car journey. The M53 & M56 is accessed off the A55 meaning good road links to Manchester and Liverpool are also within a relatively short distance of the site.
- 2.5 The layout will provide off street parking, producing 2 parking spaces for the proposed dwelling. As the site is in a sustainable location in terms of distance to the village centre and public transport links such as bus services and train stations located within Wrexham.

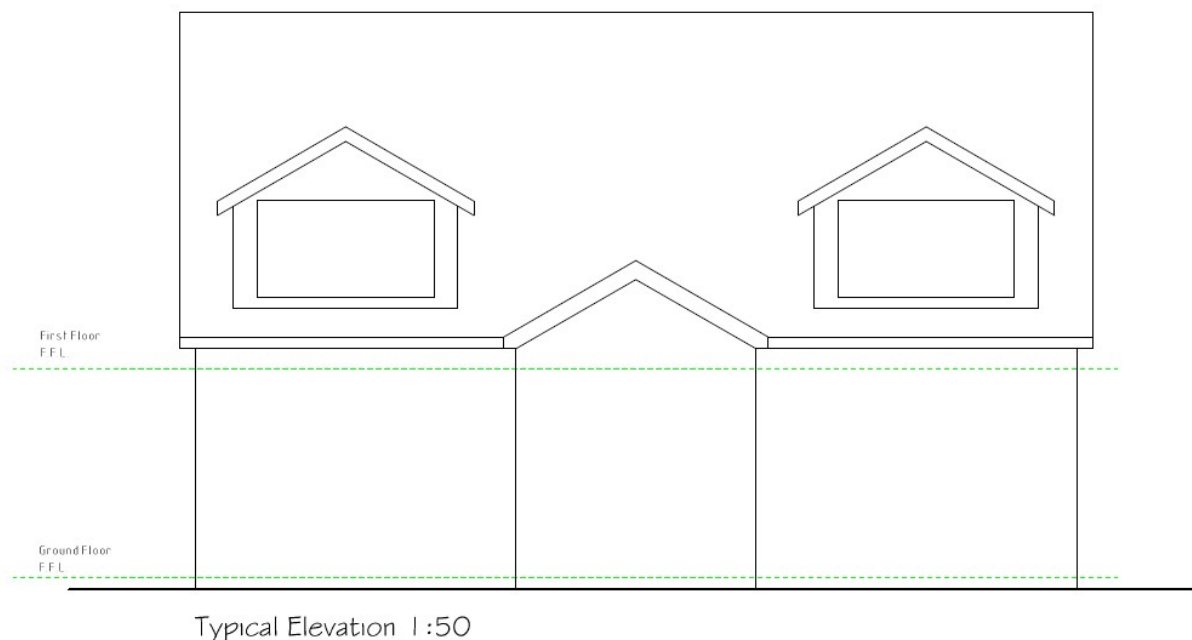


2. Map of Road Links

- 2.6 This public transport link also provides non car users with the opportunity to access wider areas.
- 2.7 Buses are regularly travelling through the village of Minera. This public transport link provides excellent services to non-car users who wish to access towns and nearby villages. The site will promote the limited use of private cars due to the public transport links available, and conveniences located a short distance from the application site.

3. Character:

- 3.1** Minera is a village known for mining as the name would suggest and was once heavily industrialised due to large deposits of lead and zinc. The industry declined in the early 20th century which meant the collapse of this industry within the area. Despite this the village expanded dramatically post world war 2 due to the implementation of council housing estates.
- 3.2** Minera and the nearby area surrounding the site has a very traditional appeal with materials such as stone and slate being a recurring theme throughout, alongside more modern properties that provide a unique character to the area.
- 3.3** The elevated position of Minera provides magnificent views over Wrexham County Borough.
- 3.4** Surrounded by various styles of residential dwellings the site, developed as a residential dwelling would add to the characteristics of the area. Varied Designs along the street scape indicates how each individual plot was developed, which gives some answers to the varied designs.
- 3.5** The site is within a cluster of properties and would benefit the street scene by occupying the currently vacant and barren plot between the properties.
- 3.6** The neighbouring property is a dormer bungalow that has similarity to potential concepts of the proposed dwelling.



3. Typical Elevation

4. Appearance/Design Principles & Concepts

- 4.1** The proposal will consist of a detached residential dwelling, with sufficient amenity space serving the property due to the existing driveway available.
- 4.2** The proposed dwelling has been carefully positioned on site to ensure separation distances are achieved and overlooking will not occur.
- 4.3** We have illustrated a dormer bungalow to provide the property with some character, although not a design that is seeking approval due to the application for outline consent, the information supplied provides a good idea to what is feasible and possible at the site.
- 4.4** Although not for consideration at this stage our client is proposing to construct the dwelling in a sympathetic manner to the surrounding properties.
- 4.5** The concept of the design and layout has been determined by other surrounding dwellings/units in the area.

5. Community Safety

- 5.1** According to information available to the general public there has been 11 crimes reported in the vicinity for the month of February 2024. This information has been obtained from the Police website (www.Police.uk)
- 5.2** There is very little reason to suggest why the introduction of a residential dwelling would see an increase in these crime figures.
- 5.3** With the inclusion of this proposal to the area natural surveillance would be vastly improved removing many blind spots from the immediate vicinity.

6. Environmental Sustainability

- 6.1** The dwelling will be fully insulated to meet the requirements of the current building regulations, thus ensuring the dwelling will be thermally and acoustically efficient.
- 6.2** Double glazed units will be used throughout, and energy-efficient heating system will be installed to heat the dwelling.
- 6.3** The dwellings will be fitted with lighting outlets which take lamps of luminous efficacy of at least 40 lumens/circuit watt to ensure that the dwelling has efficient light fittings. 100% of light fittings installed are to be energy efficient light fittings.

7. Local And National Policies.

- 7.1** The proposed residential development is compliant with policies PS2, PS3 & PS4 of the Wrexham UDP.
- 7.2** Our Scheme to develop this parcel of land will be compliant to Policy GDP1.

8. Conclusion.

- 8.1** Located and treated as on infill plot the proposal put forward should be fully supported by the Local Authority.
- 8.2** The addition of a dwelling on this parcel of land will enhance the vicinity and improve on community safety with the addition of natural surveillance by occupants of the property.
- 8.3** By agreeing to a new dwelling on this parcel of land the local authority would be able to reduce the deficit of required new homes in the County Borough.

*Document Prepared by:
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