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Design and Access Statement

Statement prepared for:

[REDACTED]

Anton,
Gardden View,
Ruabon,
Wrexham.
LL14 6PS

Statement required for:

Outline Planning Application for new Dwelling on land adjacent to
Bryn Gwyn,
Chapel Street,
Acrefair,
Wrexham,
LL14 3TB

1. Brief:

- 1.1** We have been approached by our client to renew an outline planning approval which has now lapsed for a new dwelling.
- 1.2** The proposed scheme will be for a two storey dwelling as a continuation of the existing street scene.
- 1.3** We have now prepared drawings which indicated a proposed site layout and typical elevation. These indicate that the land can easily accommodate a single dwelling with the required parking and amenity area.

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

- 2.1** The site is accessed off Chapel Street, Acrefair. Chapel Street is accessed off Llangollen Road which provides a direct road link the local tourist town of Llangollen, also in the opposite direction good links to Wrexham and Chester are provided by the A483.
- 2.2** Turning is to be provided on site which will allow vehicles to enter and exit the site in a forward direction.
- 2.3** Acrefair is a small village which backs on to Cefn Mawr a heritage site which has had lottery funding to rejuvenate the main street. A large amount of money has been spent in the area in recent years with the construction of a large Tesco's which serves local residents.
- 2.4** Traveling from the village of Acrefair along Llangollen Road to Ruabon the A483 links Wrexham to Chester in the north and Oswestry travelling south. The dual carriageway's junctions connect Wrexham Town Centre to the area's large Industrial Estate along with surrounding villages and hamlets such as Acton and Rhosllanerchrugog.
- 2.5** Regular bus services are provided through Acrefair that terminate in Wrexham and Llangollen. There is also a bus service that travels through Acrefair that terminates in the popular coastal town of Barmouth.
- 2.6** 2no parking spaces have been provided as part of the proposed residential development, parking arrangements have been provided on site to avoid additional on street parking in the immediate locality.

3. Character:

- 3.1** Acrefair has a historic industrial past formally the base of Air products which closed its doors for the final time back in 2009. All plant and equipment as well as all the industrial units have since been removed from the site.
- 3.2** There are a number of various properties styles on Chapel Street with the majority orientated towards the highway.
- 3.3** Styles vary between bungalows, dormer bungalows and 2 storey dwellings. Traditional materials have been used with facing brickwork, render, stone and slates roof coverings.

- 3.4** The variation in style of properties indicates a continuous development spanning over a number of years. The structures are thought to have been constructed in the late 1800's with the more recent dwellings adjacent to the application site are typical of dwellings constructed during the 1960-1970's. This variation provides onlookers with an interesting street scene.

4. Appearance:

- 4.1** Our proposal is to construct a 3 bedroomed detached dwelling on our application site with associated parking & garage.
- 4.2** Design has been reserved for together with the scale for consideration at a later date.
- 4.3** The dwelling is to be constructed from facing brickwork, concrete roofing tiles are to clad the roof slopes. The proposed dwellings are to be built sympathetically to the surrounding properties.

5. Community Safety

- 5.1** According to information available to the general public there has been 23 crimes reported in the vicinity for the month of November. This information has been obtained from the Police website (www.Police.uk)
- 5.2** There is very little reason to suggest why an additional residential dwelling would see an increase in these crime figures.
- 5.3** With the inclusion of this development to the area natural surveillance would be vastly improved.

6. Environmental Sustainability

- 6.1** The building 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 dwelling 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.
- 6.4** Due to the sites location within a residential area services will be in close proximity, ensuring this development opportunity will be sustainable to the local area.
- 6.5** My client is keen to install various renewables on the building, Solar PV, Air source heat pump and the possibility of installing a rainwater harvester has been discussed. Solar panels/air source heat pump will be installed on the rear elevation of the property to reduce the impact on the surroundings.

7. Conclusion:

- 7.1** We feel this planning application should be looked favourably upon as we feel there are no justifiable reasons for refusal.
- 7.2** Outline permission has been obtained for this site under application no: P/2017/1056 and an extension of time to this approval is P/2021/0186. As there has been no change to planning policy we believe this renewal should be supported as previously done.

*Document Prepared by:
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on behalf of Blueprint Architectural Services Ltd*