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Design and Access Statement



Statement prepared for:

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Replacement Dwelling at Hillside,
Erbistock,
Wrexham,
LL13 0DW.

Statement required for:

Proposed replacement dwelling at Hillside, Erbistock, Wrexham.

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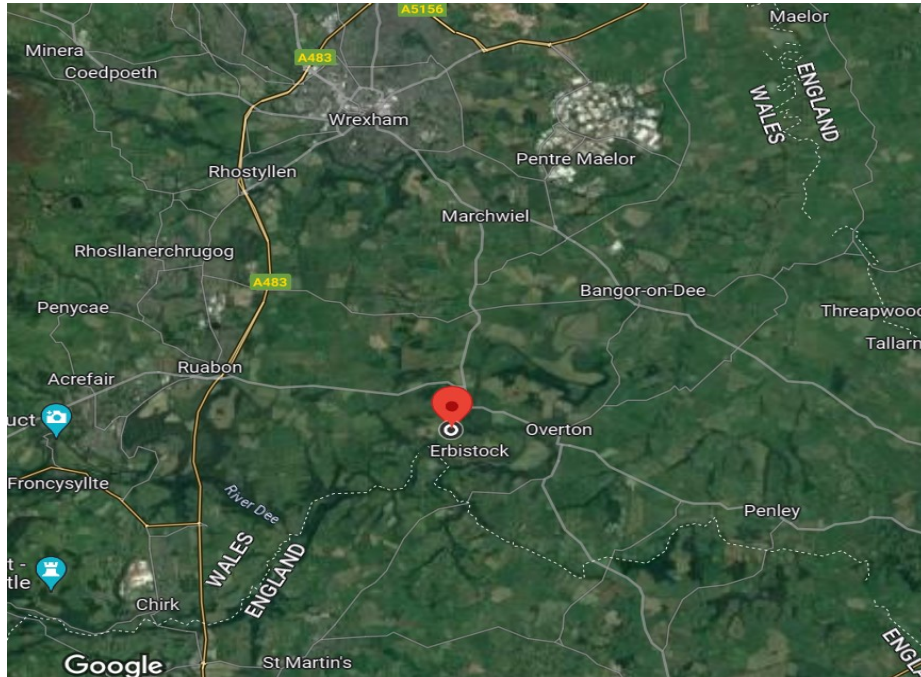
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1. Brief:

- 1.1** This Design and Access statement was produced by Blueprint Architectural Services [REDACTED], to support the application to support a replacement dwelling on land at Hillside, Erbistock, Wrexham.
- 1.2** Blueprints team conducted a site survey to determine of the size and condition of the existing structure. The survey determined that while the existing property was structurally sound the level of investment to renovate was excessive and would provide a compromised dwelling. There is no way of upgrading the house to a sensible level of insulation size of existing rooms and position of staircase etc. It is far more cost effective to rebuild.
- 1.3** This will enable a better built property, more energy efficient with bathroom facilities at first floor level adjacent to the bedrooms. Something the existing layout does not benefit from.

2. Access, Movement to and from the Site:

- 2.1** The site address Hillside, Erbistock, Wrexham. Erbistock is a village within the Wrexham Country Borough, Wales.
- 2.2** Access into the site is to remain unaltered with parking provision provided to the side of the dwelling. Garage access doors have been located to the side elevation to avoid the urban appearance of doors to the front.
- 2.3** The site is accessible from Cae Adda lane off the A528. The A528 towards Erbistock connect to the A525 towards Wrexham city centre.
- 2.4** While occupants of the dwelling will require private transport due to the lack of public transport links, this is the same as the existing situation with the current dwelling.
- 2.5** The A483 provides residents of Erbistock direct links to the City of Wrexham and Chester in a northerly direction. The A483 also provides access to the larger road networks of the A55, M53 & M56 meaning the cities of Liverpool, Manchester are approximately an 1hr 30min from our application site.
- 2.6** The site is approximately 5.8 miles from Wrexham City centre. A large variety of amenities are available within Wrexham, such as railway and bus service, supermarkets, retail stores, restaurants and pubs.



1.
Map of road network.

3. Character:

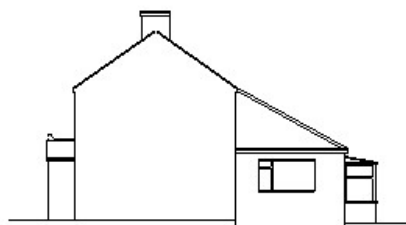
- 3.1** Hillside is located within Erbistock which is a village within the Wrexham County Borough, Wales.
- 3.2** Currently used as a dwelling. Although this is severely substandard living conditions.
- 3.3** The existing property comprises a rough cast render decorate white with a traditional slate roof. Brickwork chimneys protrude above the ridge line on both gable ends. Windows are metal framed units which are not original, these units sit on a stone cill detail painted black. The front elevation is flat apart from a front open porch which projects forward to break up the elevation. Timber soffits, fascias and barge boards are all painted timber.
- 3.4** Render is continued to ground level as with lots of older traditional structures which attracts damp to the lower sections of the external walls.
- 3.5** Guttering and downpipes, where they remain are rusted cast iron in a poor state of repair. The front left hand corner has suffered from a broken drain and the structure indicates slight movement because of this.

4. Appearance/Design Principles & Concepts.

- 4.1 The form of the existing structure has been used as a basis for the replacement design.
- 4.2 The property has been increased slightly in size however, we have been able to retain the living area within the 30% guideline of the council. This has been achieved the more accommodation being achieved with modern narrower wall construction that the original structure.
- 4.3 The symmetrical layout has been carried through with the gothic arch solid timber door and storm porch being used as this is a significant feature.
- 4.4 Windows are proposed to be heritage 9, casement uPVC windows for a more traditional appearance than the existing metal framed units. With cills below as per the existing. New units to be left their natural stone colour as opposed to a painted finish.
- 4.5 Roof coverings are to be traditional, reclaimed second hand slates as per Hillside. Where possible the existing slates on site are to be reused following demolition of the existing dwelling.
- 4.6 The dwelling benefit from an open fireplace which has been positioned on the gable to enable the chimney detail to be brought into the new design.
- 4.7 There are a mixture of facing materials along Cae Adda Lane. As the outbuildings to the rear are a mixture of brick and stone, the new dwelling has been proposed in brickwork.



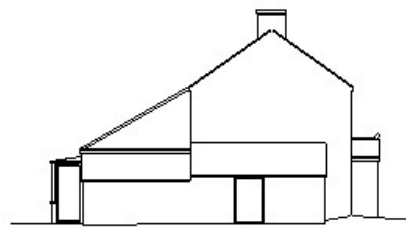
Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100

x

2. Existing Elevations



3. Proposed Elevations

5. Community Safety

- 5.1** According to information available to the public there have been 6 crimes reported in the vicinity for the month of January 2024. Crimes vary from anti-social behavior to criminal damage, and theft. This information has been obtained from the Police website (www.Police.uk)
- 5.2** There is no reason to believe the proposed development will see an increase in these crime figures.
- 5.3** The proposal will improve on natural surveillance, with occupancy of the house, rather than the house being left empty.

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 windows will be installed throughout the building. This will improve the heat loss of the building dramatically by retaining the warmth within.
- 6.3** The building will be fitted with lighting outlets which take lamps of luminous efficacy of at least 40 lumens/circuit watt to ensure that the dwelling have efficient light fittings. 100% of light fittings installed are to be energy efficient light fittings.

7. Conclusion:

- 7.1** The existing property is in a poor state of repair and spoils the area for other neighbours whose properties are well maintained.
- 7.2** The proposal will complement the area and by being sympathetic with the original design will reflect the original character while improving the dwelling and appearance of the site.
- 7.3** We feel this application complies with all Wrexham Council guidelines and policies and therefore can be fully supported.
- 7.4** The building will use existing service connections and the existing septic tank to ensure that foul water drainage remains unaffected by the proposal.

Document Prepared by:
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on behalf of Blueprint Architectural Services Ltd