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Design and Access Statement



Statement prepared for:

Kathy Edmonds

Llwybr Y Garth
Yr Ochr,
Froncysyllte,
Wrexham.
LL20 7RS

Statement required for:

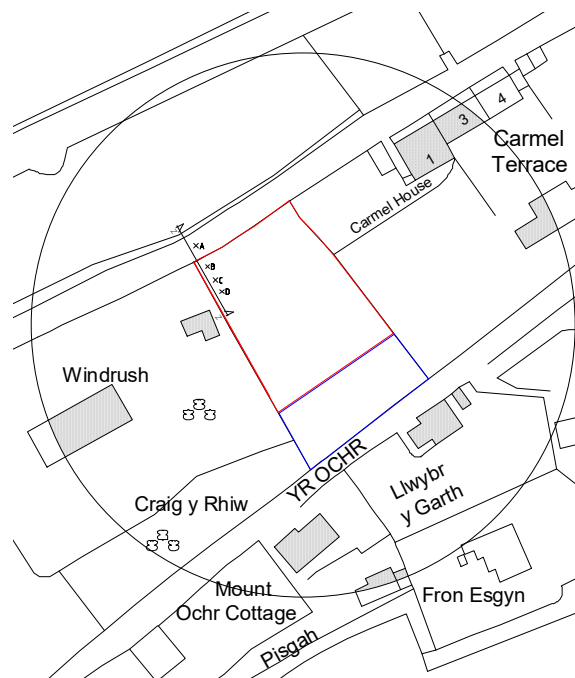
Outline planning application for the erection of 1No. dwelling on land associated with Llwybr Y Garth, Froncysyllte.

1. Brief:

- 1.1 We have been approached by our client to seek outline planning permission required for the erection of 1no. dwelling on land associated with Llwybr Y Garth. A detached cottage located in Froncysyllte, Wrexham, near Llangollen.
- 1.2 The parcel of land is currently under-used. Located between 2 residential properties it falls under the guidance as set out by the Wrexham UDP as an infill Plot, located within the Froncysyllte settlement boundary.
- 1.3 Blueprints first task was to visit the site and conduct a site survey, levels were obtained on a section of the land to determine its topography.
- 1.4 The design & scale of the proposal is based on the topography of the site, with the intention to add to the characteristics of the street scene with minimal impact on the surrounding properties.
- 1.5 This document aims to provide justification for the local authority to support our proposal.

2. Access/Movement to and from the site:

- 2.1 Llwybr Y Garth and its associated land is located at Yr Ochr, Froncysyllte. The parcel of land is currently accessible from Yr Ochr and Cwmalis Road. Due to the topography of the land it was determined a vehicular access would be formed off Cwmalis Road. This is to be done by means of engineering works forming a plateau to construct a new dwelling.



**2.
Existing Site Plan**

- 2.2 The village of Froncysyllte is located alongside the A5, the carriageway linking Llangollen to the A483. Froncysyllte is approximately 5 miles east of Llangollen. The main roads within the village are predominantly single lane carriageways with passing places at various points to allow oncoming vehicles to pass one another.

- 2.3** Froncysyllte is easily accessible by car, served by the A5 trunk road this highway provides a scenic route to the Town of Llangollen and further afield provides access to the gateway of Snowdonia, Betws Y Coed.
- 2.4** Located to the East of the application site and accessed off the A5 the A483 is the main dual carriageway linking Wrexham to Chester (northbound) and Oswestry (southbound). This is an extremely busy roadway used by thousands of vehicles every day and is utilised by HGVs transporting goods heading in and out of these towns and cities.
- 2.5** There is a regular bus service which serves the village of Froncysyllte with bus stops located on the A5 a few minutes-walk from the application site. The number 64 bus operated by Llew Jones provides a public service, allowing access to nearby villages such as Chirk and termination points of Llangollen and LLanarmon Dyffryn Ceiriog.
- 2.6** Parking facilities have been illustrated on drawing E075/002 ensuring vehicles park within the sites boundaries. This will ensure no detrimental effect on the current highway ensuring vehicles will not park on the street as part of the proposal, unlike historical dwellings in the village.
- 2.7** Ramped access & level access threshold will be provided at the main entrance point of the dwelling with a ground floor WC included within the detailed design ensuring the property will comply with Part M of the current Building Regulations.

3. Character:

- 3.1** Froncysyllte is located within an area of natural outstanding beauty ANOB The Clwydian Range and Dee Valley. Properties in the area have a minimal impact to the ANOB due to their location set within the steep hillside.
- 3.2** A vast number of properties were built to house quarriers and industrial workers. There is a repetition to dwellings in the immediate locality being terrace cottages with a larger property to the end of this terrace row.
- 3.3** Due to their age and evidence still visible in the area it is understood the majority of properties have been constructed using stone, facades have been rendered. The chosen roof material is slate and gable roof structures, this is a traditional method of construction and the chosen method of construction throughout the County Borough.
- 3.4** Within a few hundred yards of the application site lies a property thought to have been constructed in the 1970s. The chosen facing materials being buff brickwork and Marley Modern roofing tiles which is not in-keeping with the area. Although at odds the traditional methods of construction used the property adds to the characteristics of the area.
- 3.5** More modern properties have been constructed in the area, Heatherdale was completed in 2002 occupying a large plot in comparison to most in the village, set over a large footprint this property boasts modern aesthetics whilst attempting to replicated more traditional features of the village with the inclusion of dormer windows in the design.

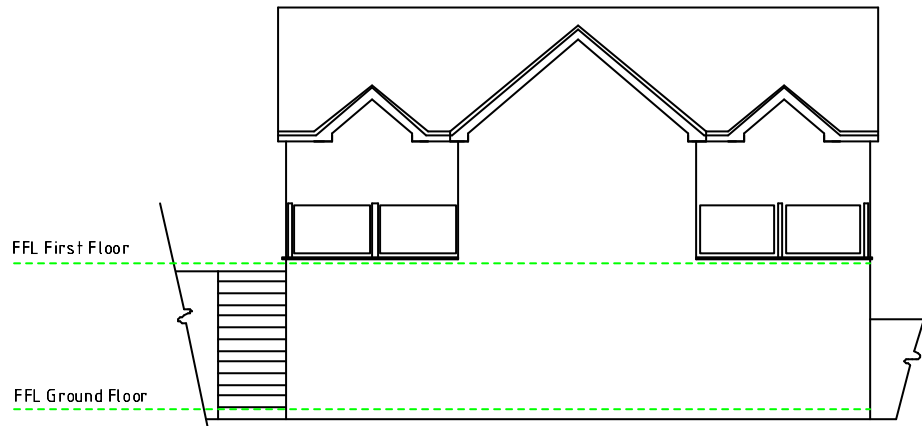


3. Modern Property in Froncysyllte

- 3.7** The most prominent Architectural feature near the village is the aqueduct, completed in 1805. It carries the Llangollen canal over the River Dee and its associated valley. Acting as the area's original motorway, the canal linked Froncysyllte with surrounding villages such as Trevor Isaf and the town of Llangollen. The aqueduct is the tallest and largest of its kind in Britain, it is now a Grade I Listed structure and a World Heritage Site.

4. Appearance/Design Principles & Concepts.

- 4.1** The appearance of the proposed dwelling has been determined by the topography of the land and what we believe is good design.
- 4.2** As of yet the internal layouts of the property hasn't yet been determined as the current application is for outline consent.
- 4.3** The intention is to provide a split-level property, allowing construction into the hillside. It will be necessary as with the existing properties in the locality to complete engineering works to create a plateau of land to construct a new dwelling. This could be done with gabion baskets or similar chosen structural method of retaining land within the application site.
- 4.4** There is a variety to the existing street scene, with properties located tight to the highway boundary and others located further up the hillside, with steep driveways, it is our intention to create a property that is accessible for all users by retaining existing land. This will provide a middle ground for the 2 adjacent properties to our application site.



4. Typical Elevation

- 4.5** The proposal is to construct a dwelling that will add to the character of the area and create an interesting street scene. The intention would be to use similar facing materials as the more traditional properties, providing a crisp, sharp and modern appearance while respecting the immediate locality.
- 4.7** Externally, steps will be provided to gain access from the road level to the Finished Floor Level (FFL) of the dwelling. A second set of steps will be incorporated to the rear of the property to gain access from the FFL to the rear amenity space.

5. Community Safety

- 5.1** According to information available to the general public there has been 4 crimes reported in the vicinity for the month of December 2020. This information has been obtained from the Police website (www.Police.uk)
- 5.2** There is very little reason to suggest why the addition of a family home to the locality would see an increase in these crime figures.
- 5.3** The new development will improve on natural surveillance, with the incorporation of an additional residential dwelling on the site. The design and layout of the whole site has been assessed to ensure that any blind spots and hiding places are kept to a minimum.

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 services will be in close proximity, ensuring this development opportunity will be sustainable to the local area.

7. Local And National Policies.

- 7.1** The proposed residential development is compliant with policies PS1, PS2 and 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** Development of this parcel of land within the community will vastly improve on the current characteristics of the site, adding to the natural surveillance for the area.
- 8.2** The construction of a residential dwelling would be a natural progression of the residential street scene, the site is noted as being within the settlement boundary limit of Froncysyllte, the addition of a residential dwelling should therefore be fully supported by the local authority.
- 8.3** Development within settlement boundaries will ease the pressures put on the Local Authority, we feel developments of this nature should be fully supported by the planning department.

Document prepared by:

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On behalf of Blueprint Architectural Services