

Blueprint Architectural Services Ltd

Office 3K4, Redwither Tower, Redwither Business Park, Wrexham. LL13 9XT

Tel: 01978 356500

design@blueprintarchitectural.com

www.blueprintarchitectural.com

Design and Access Statement

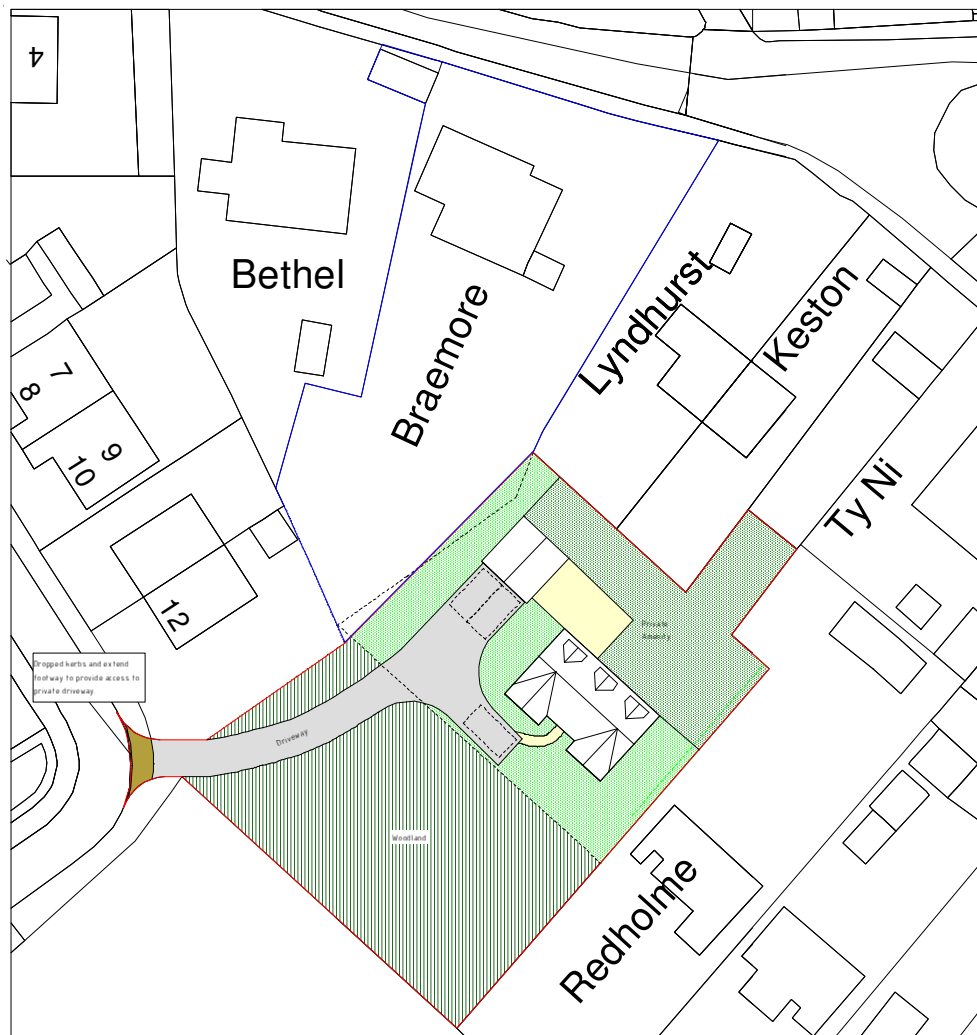


Statement required for:

Proposed residential dwelling on land associated with Braemore, Hill Street, Cefn Mawr, Wrexham

1. Brief:

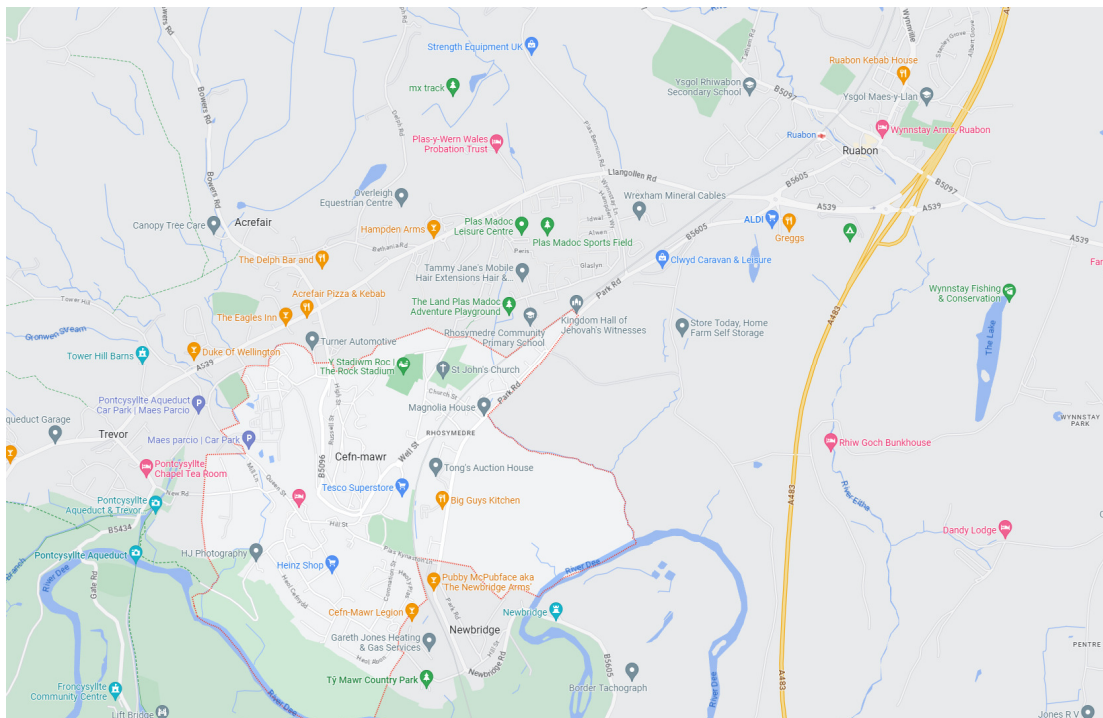
- 1.1 We have been approached by our client to obtain outline planning permission for a residential property located within the settlement boundary of Cefn Mawr.
- 1.2 The site is currently part of Braemore which occupies a plot of approximately 0.6 acers. The application site is currently occupied by a wooded area and a tennis court which is made up of an asphalt surface.
- 1.3 Accessible by means of pedestrian walkways within Braemore's amenity areas, with an existing pedestrian access point into the wooded area at the South-West corner of the site.
- 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. Having walked the site and surrounding area the logical location for the access was in the southwest corner of the site.



1.
Proposed Site Plan

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

- 2.1** As part of the development proposal we have documented the formation of a new vehicular access point off Trem y Fron, a recent modern residential development. This new highway will provide an ample access point for the development by simply extending the existing footway and installing a dropped kerb access point.
- 2.2** Due to the site's location within a residential area which will have a speed limit of 20mph access splays required from the new entrance point will amount to 2.0m x 22mm in either direction, these required splays are exceeded in both directions.
- 2.3** Cefn Mawr is located within the County Borough of Wrexham, the village is located 7 miles to the Southwest of the city centre of Wrexham. Served by excellent road links the village is easily accessible by vehicle. The main trunk road A483 is located to the northeast of the village and can be reached within a few minutes.
- 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 3 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, with regular bus services, and train station located 1.9 mile from the application site, a reduction on this maximum standard would be justified.

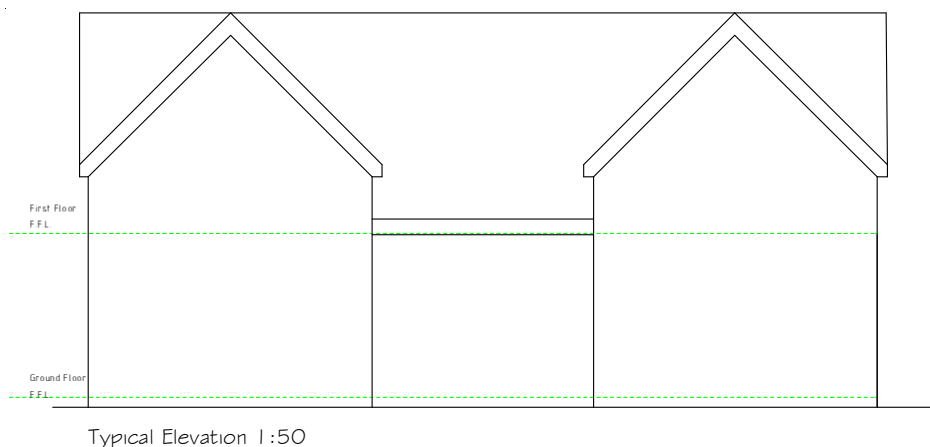


2.
Map of Road Links

- 2.6** The train station is within the village centre of Ruabon, ensuring Cefn Mawr and surrounding villages is popular with commuters. This public transport link also provides non car users with the opportunity to access the villages/towns/cities along the train route such as Chester, Wrexham, Chirk, Gobowen & Shrewsbury. The rail network is national with thousands of destinations available from Ruabon. Direct trains to Cardiff & Birmingham pass through this station, further destinations are available with 1 or 2 changes at specific stops.
- 2.7** Buses are regularly travelling through the village of Cefn Mawr, the number 2 & 2a service terminating in Oswestry and Wrexham. 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** Cefn Mawr is a village that was once heavily industrialised with large deposits of Coal, Iron and Sandstone. The material which was excavated was then exported by canal over the now world heritage site of Pontcysyllte Aqueduct. Local industry altered over the course of time with a chemical works becoming the largest employer in the area, this chemical works was active from 1867-2010, manufacturing in the village has now almost disappeared.
- 3.2** In more recent times the village has been developed with a new Tesco's supermarket constructed on the former site of Cefn Druids football club. This convenience store has served the village for more than a decade successfully.
- 3.3** The Village was established as a conservation area in 2004, the conservation area encompasses the historic core which has been formed on several tiers within the hillside, wrapped around a central quarry creating a unique and distinctive townscape. Its elevated position affords Cefn Mawr with magnificent views along the Vale of Llangollen towards the Pontcysyllte Aqueduct a UNESCO World Heritage Site.
- 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. Typical Elevation

- 3.5** The site would be accessed by Trem y Fron a newly constructed residential site. This site is located within a densely populated residential area, accessed via the local authority housing development.
- 3.6** The proposed dwelling would be well screened from the main highway due to a small area of trees which have been allowed to grow over a number of years, an arboriculture report and assessment (AIA) to support the application documents the type of tree and categorises them in terms of amenity value and condition.

4. Appearance/Design Principles & Concepts

- 4.1** The proposal will consist of a detached residential dwelling, with large amenity space serving the property.
- 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 styled bungalow with proposed storey and a half-gable projections to the frontage 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 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 65 crimes reported in the vicinity for the month of June 2023. 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.

- 6.4** Located within the settlement boundary limit of Cefn Mawr the proposed development is seen as environmentally friendly making better use of land. All services will be in close proximity of the site this will also ensure the sustainability of the development.

7. Local And National Policies.

- 7.1** The proposed residential development is compliant with policies PS1, 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 within the settlement 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:
Dafydd John Edwards (ACIOB)
Senior Architectural Technician
on behalf of Blueprint Architectural Services Ltd*