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Design and Access Statement



Statement prepared for:

Mr Simon Cooke

The Cottage
Plassey Cottage,
Willington
Malpas
SY14 7LS

Statement required for:

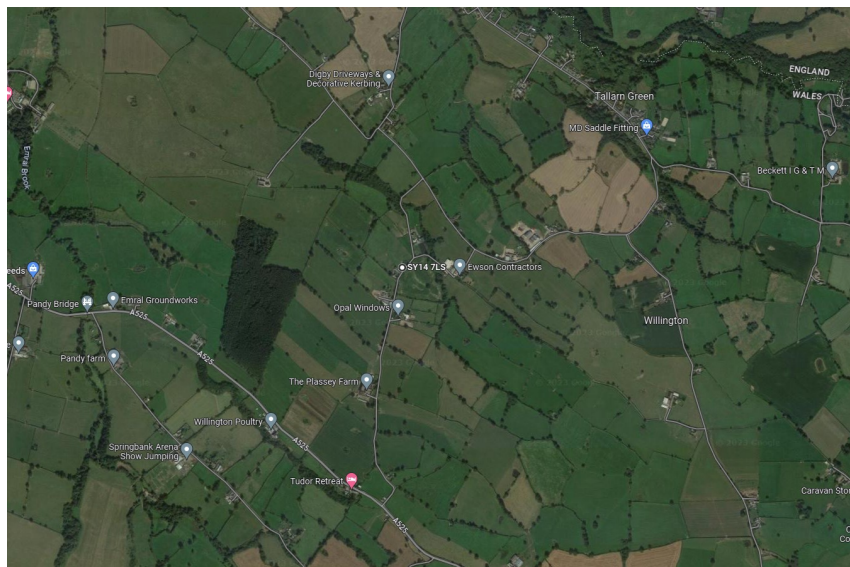
Proposed change of use to The Cottage to be a holiday let.

1. Brief:

- 1.1** We have been approached by our client to seek planning permission for a change of use to create a holiday let.
- 1.2** The purpose of this application is to seek planning consent to secure permission for the change of use of The Cottage.

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

- 2.1** The Cottage is accessed off Plassey Lane, Malpas, Willington. The Cottage is adjacent to the Whalebone Cottage with a separate access point serving the property.
- 2.2** Malpas is a 12 minute drive from the site and is located between Whitchurch and Bangor-on-Dee, accessed via the A525. The City of Wrexham is approximately a 20-minute drive away. The larger City of Chester is only 36 minutes away down the B5130. The proximity to Wrexham makes Malpas an attractive place to live.
- 2.3** Excellent Road links are accessible from the site location. The A525 provides an excellent link to the A483 and the A55 for road users to the north Wales coast, towns such as Llandudno, Rhyl are located within 1 hr 20 minutes of the site. Using the Eastern carriageway, the A55 joins the M53 which connects North Wales to Liverpool, at junction 11 the M53 connects to the M56 which puts Manchester within an hour and a half drive from our site.
- 2.4** The access is to remain the same, as it has adequate parking available.
- 2.5** Design of The Cottage is to remain as existing, to be used as a holiday let.



1.

Map showing and surrounding road networks.

3. Character:

- 3.1** Located just off Plassey Lane and in between Whitchurch and Wrexham, this property has many advantages for adventurous, outgoing future guests that would accommodate The Cottage. Benefitting the quality of the local area, not just for short term but over the lifetime of the development.
- 3.2** Surrounded by farms and fields, with its own parcel of land owned by the client to the rear, gives a great opportunity for dog walkers to stay for a peaceful getaway.
- 3.4** There are a couple of local convenience stores in Malpas which is what you might expect from a small town, various stores are present from a Nisa local and a Co-op. There are also local bank branches present on the Church St Road, the road just off Old Hall Street.
- 3.5** Old Hall St Road is the main road running through Malpas with various shops to visit. This area adds character to the town with brick and Tudor styled buildings along the main road and large footpaths ensuring pedestrian safety is paramount.



2.

Old Hall Street Road

- 3.6** The site is located on the outskirts of the town. Residential properties in this location vary in character, large, detached dwellings set within large plots, surrounded by farmland. This variation to the street scene adds interest to the area.
- 3.7** Our proposal will not affect the character in any way and will only improve the local tourism of the area.

4. Appearance:

- 4.1** The proposal will consist of a change of use to The Cottage located next to the Whalebone Cottage, to a holiday let.
- 4.2** The dwelling has ample parking spaces, with its own access ensuring privacy to future guests.



3. Site layout.

5. Community Safety

- 5.1** According to the Police website (www.police.uk) the crime records for Malpas, and surrounding area 12 crimes had been reported for the month of May 2023. These crimes vary from Violence and sexual offences, Anti-social behaviour, public order and burglary.
- 5.2** There is very little reason to suggest why the change of use to The Cottage would see an increase in these crime figures.
- 5.3** Utilizing this existing site and obtaining a relevant planning permission to suit our clients' needs will provide a significant increase in the additional natural surveillance of the area, this should prevent crimes occurring.
- 5.4** Change of use to The Cottage will provide further increase of the natural surveillance in the area.

6. Environmental Sustainability

- 6.1** The dwelling is fully insulated to meet the requirements of the current building regulations, thus ensuring the dwelling is thermally and acoustically efficient.
- 6.2** Double glazed units are used throughout, and energy-efficient heating system are installed to heat the dwelling.
- 6.3** 100% of light fittings installed are to be energy efficient light fittings.

7. Conclusion:

- 7.1** Due to the site's history with approvals for residential developments being granted at the site we see no justifiable reasons for refusal.
- 7.2** The proposed change of use will enhance the future possibilities at the site, ensuring a conversion of The Cottage to a holiday let would be possible, with separation distances achieved.
- 7.3** By agreeing to the development on this parcel of land the local authority would be able to reduce the deficit of required new homes in the county borough.
- 7.4** The proposal will enhance the site and have limited effect on the street scene due to the sites screening from the road.

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