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Design and Access Statement



Statement prepared for:

Statement required for:

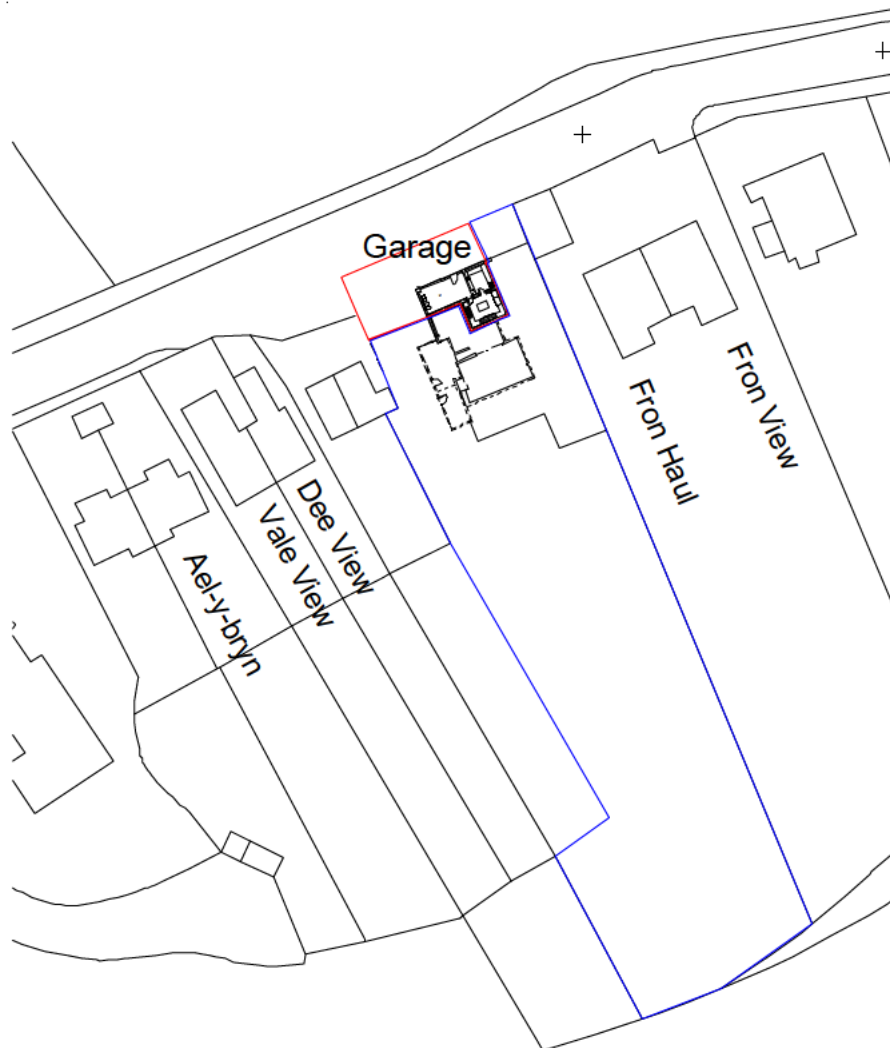
Proposed change of use at Aqueduct Garage, Trevor.

1. Brief:

- 1.1 We have been employed by our client to prepare a planning application for the change of use of their property.
- 1.2 The building is currently used as storage for the client at Aqueduct garage.
- 1.3 Our proposal is to create a commercial unit at this site.

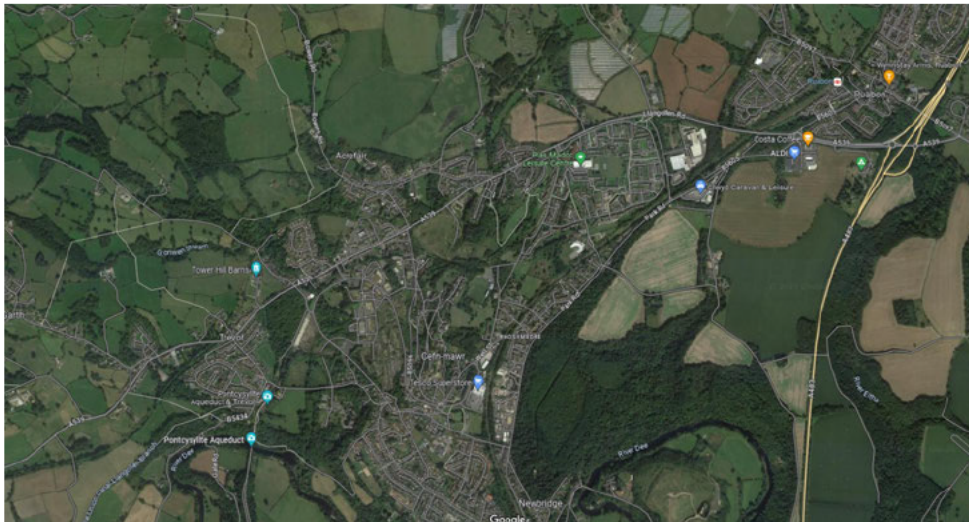
2. Access, including movement to and from the site:

- 2.1 Access is to be provided by means of the existing access point to the site. The point of access is located on the A539, Llangollen Road.
- 2.2 The change of use of the commercial unit using this existing access point is not thought to have a detrimental effect to highways safety. The site provides ample visibility from the existing access point.
- 2.3 The site is situated in the small village of Trevor, which is within the growing county of Wrexham.



1. Proposed Site Plan

- 2.4** The community is made up of the villages of Cefn-Mawr, Acrefair and Garth.
- 2.5** The major city of Wrexham is a 14-minute drive away via the A483. In the opposite direction the popular village of Llangollen can be accessed via the A539 within 8-minutes of the application site.
- 2.6** Regular bus services are provided that run from Llangollen and terminate in Wrexham, providing good public transport links to the village and city.
- 2.7** The wider road network provides excellent links to the country and beyond, the A55 is accessible, providing links to the North Wales Coast and the popular city of Chester as well as access to the M56/M53 putting Manchester and Liverpool within 80 minutes of the application site.



3. Map of road links

3. Character:

- 3.1** There are a number of various properties located within Trevor. The traditional street scenes are made up of a combination of semi-detached and detached dwellings consisting of brickwork and rendered properties.
- 3.2** When walking along the highway, roof structures are predominantly of gable construction, with a variation of materials used in close proximity to the application site. The variations in materials provide onlookers with an interesting street scene.
- 3.3** Trevor is a small village which boasts a public house and chapel. These buildings within the village bring the community together and add to the characteristics of the locality.

4. Appearance

- 4.1** The external appearance of the commercial unit will remain as existing with rendering.

5. Community Safety

- 5.1** According to information available to the general public there have been 9 crimes reported in the vicinity for the month of July 2023. This information has been obtained from the Police website (www.Police.uk)
- 5.2** There is very little reason to suggest the proposal would see an increase in the crime figures stated above.
- 5.3** The development will improve on natural surveillance.

6. Environmental Sustainability

- 6.1** The unit is fully insulated to meet the requirements of the current building regulations.
- 6.2** Double glazed windows will be installed throughout. Energy-efficient heating system are installed.
- 6.3** 100% of light fittings installed are to be energy efficient light fittings.

7. Conclusion:

- 7.1** The proposed commercial unit is located within the popular County of Wrexham, where many tourists visit.
- 7.2** The parcel of land is currently used for storage. This proposal will allow our client to diversify and provide further income from the site.
- 7.3** We feel this planning application should be looked upon favourably as we feel there are no justifiable reasons for refusal.

*Document prepared by:
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On behalf of Blueprint Architectural Services Ltd*