

## **Blueprint Architectural Services Ltd**

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## **Design and Access Statement**



### **Statement prepared for:**

#### **Trialwalk**

Darland House  
Chester Road  
Rossett  
Wrexham  
LL12 0DL

### **Statement required for:**

Proposed residential development at Bersham Club, Bersham, Wrexham, LL14 4HS.

## **1.0 Brief**

- 1.1** We have been approached by our client to obtain planning permission for a residential development located within the settlement boundary of Bersham.
- 1.2** The Club currently occupying the site has struggled for several years to create a profitable business, the location and population in the area seemingly having an effect on users of the facility.
- 1.3** Due to the site lying within the settlement boundary of the village, to maximize the potential of the site it was decided to introduce a residential development of 9 detached properties.
- 1.4** Our brief was to provide family homes to the area, the orientation of the dwellings would be key in the overall design ensuring the proposal respects the location of the site next to the marked conservation area of Bersham.
- 1.5** To support the application we have included a drainage strategy & ecological report which documents no findings of any protected species on the site.

## **2.0 Access, including movement to and from the site**

- 2.1** The application site is located within the village Bersham. Bersham is a small village in the suburbs of Wrexham County Borough that lies next to the River Clywedog, and the community of Esclusham.
- 2.2** Bersham, being a predominant residential area comprises mainly houses and a small pub which is located Southwest of the application site.
- 2.3** The site is accessed off the B5099, the site is within short distance of the A483, a main dual carriageway which connects Wrexham to Chester (Northbound). Destinations such as Oswestry and Whitchurch can also be accessed in the opposing direction (Southbound). Large employment bases can be found within these destinations which provides excellent opportunities for the residents. Station road sees only small number of traffic movements per day.
- 2.4** As part of the proposal the main access point is to be altered to a central location on the site, this will allow ample visibility splays to be provided to facilitate the 9 proposed residential units. Ample levels of parking has been indicated on the planning site plan to ensure no issues surrounding highways safety is created.
- 2.5** The current use of the site has the ability to create hundreds of traffic movements per day, it is anticipated that 9 residential dwellings on the site would see a reduction in these movements.
- 2.6** Public transport links are available within the next village Rhostyllen which is approximately 15 minute walk from the site, buses are regular from this point and provide users with transport links to towns such as Oswestry and Llangollen as well as a termination point in the opposite direction the City of Wrexham can be reach which is within 20minutes of the site including the walk to the nearest regular bus stop.

- 2.7** With the public transport links that are available in Wrexham, the site offers a prime location for potential occupants of the dwellings within a quiet village within the County Borough of Wrexham.



**Planning Site Plan**

### **3.0 Character**

- 3.1** Bersham is home to some superb architectural detail which can be seen walking through the heart of the village. The River Clywedog passes through the village and is seen as an important feature to the community.

- 3.2** A wide variety of residential dwellings can be seen in the area, ranging from single and two storey dwellings constructed from render, brickwork, and stone, with either tiled or slated roofs.
- 3.3** A variety of window styles are visible in the area ranging from both double and single hung windows, and fixed casement windows. Materials such as timber and uPVC can be seen on the street scene.
- 3.4** Within the vicinity, gable structures are the predominant roof type. This is evident when walking along the main highway, varied styles of properties are present with rendered or brickwork facades.
- 3.5** The application site abuts the conservation area of Bersham but is lies outside the marked area. The application site is currently occupied by a flat roofed structure which was formally the Royal Legion, prior to being sold to a private company.
- 3.6** The site is prominent being on the main highway through the village, characteristically the structures occupying the site offer no architectural merit to the adjacent conservation area. Development of the site offers an opportunity to improve the area, adding to the character.
- 4.0 Appearance/ design principles and concepts**
- 4.1** The appearance of the dwellings is intended to respect the area and add to the character of the area, something the existing building occupying the site does not.
- 4.2** During the course of the design stage, the location of the site was discussed and viewed as an important site when entering the village of Bersham. For this reason, it was key for us to create an interesting street scene by having varied designs.
- 4.3** We felt an important design feature for the corner Plot was to have this as double fronted property, the dwelling has both interesting front and side elevations to respect and add to the character of the site. The inclusion of gable projections and bay windows to Plot 2 & 9 provides this unit with a clear purpose for its design in this location.
- 4.4** The principle of design has also been considered in relation to secure rear amenity spaces, layout and separation distances achieved between each property. Careful consideration has been given to specific design principles during the proposed layout as indicated on our planning drawings.
- 4.5** The dwellings are to be sympathetic to the surrounding properties, the addition to the design of brick coins and render will produce a superb street scene and have an aura of importance and sophistication, constructed using high quality materials sourced locally to support the local economy.
- 4.6** The application is supported by an ecological report to ascertain the need for any mitigation on site. I.E. Should any protected species (bats or birds) be found using the site mitigation such as Bat/bird boxes will be included as part of the design.
- 4.7** The Highway and its adoption in terms of turning head was the initial consideration in developing the site. Ample space is created for vehicles to turn, the turning head in this instance has created a feature of the development with the orientation of dwellings assisting to make use of the space created with the introduction of this highway's requirement.



## Example of Elevations

### 5.0 Community Safety

- 5.1** According to information available to the public there has been 15 crimes reported in the locality in June 2023. This information has been obtained from the Police website ([www.police.uk](http://www.police.uk)).
- 5.2** There is a strong possibility that the introduction of family homes to the area replacing the club would see a reduction in crimes reported in the area, helping to reduce any anti-social behaviour.
- 5.3** This development will see an increase of natural surveillance, removing any potential blind spots that occupants of the existing building encounter currently.

### 6. Environmental Sustainability

- 6.1** The buildings will be fully insulated to meet the requirements of the current building regulations, thus ensuring the dwellings 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 dwellings.
- 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** As the site will be classed as brownfield having a current use on the parcel of land the proposed development is seen as environmentally friendly making use of a currently disused site. 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 PS2, PS3 & PS8 of the Wrexham UDP.
- 7.2** Our Scheme to develop this parcel of land will be compliant to Policy GDP1.
- 7.3** Information which is to be kept out of the public domain has been provided to support the application which illustrates the current financial position of the business, with information to support the proposed change of use as presented.

## **8. Conclusion.**

- 8.1** We feel this planning application should be looked favourably upon and granted permission as we feel there are no justifiable reasons for refusal.
- 8.2** The public house is deemed as an unviable use for the site. Several opportunities to allow the business to prosper have been provided with the business proving it isn't a viable option for the site any longer.
- 8.3** By agreeing to 9 no dwellings 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:  
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on behalf of Blueprint Architectural Services Ltd*