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Design and Access Statement



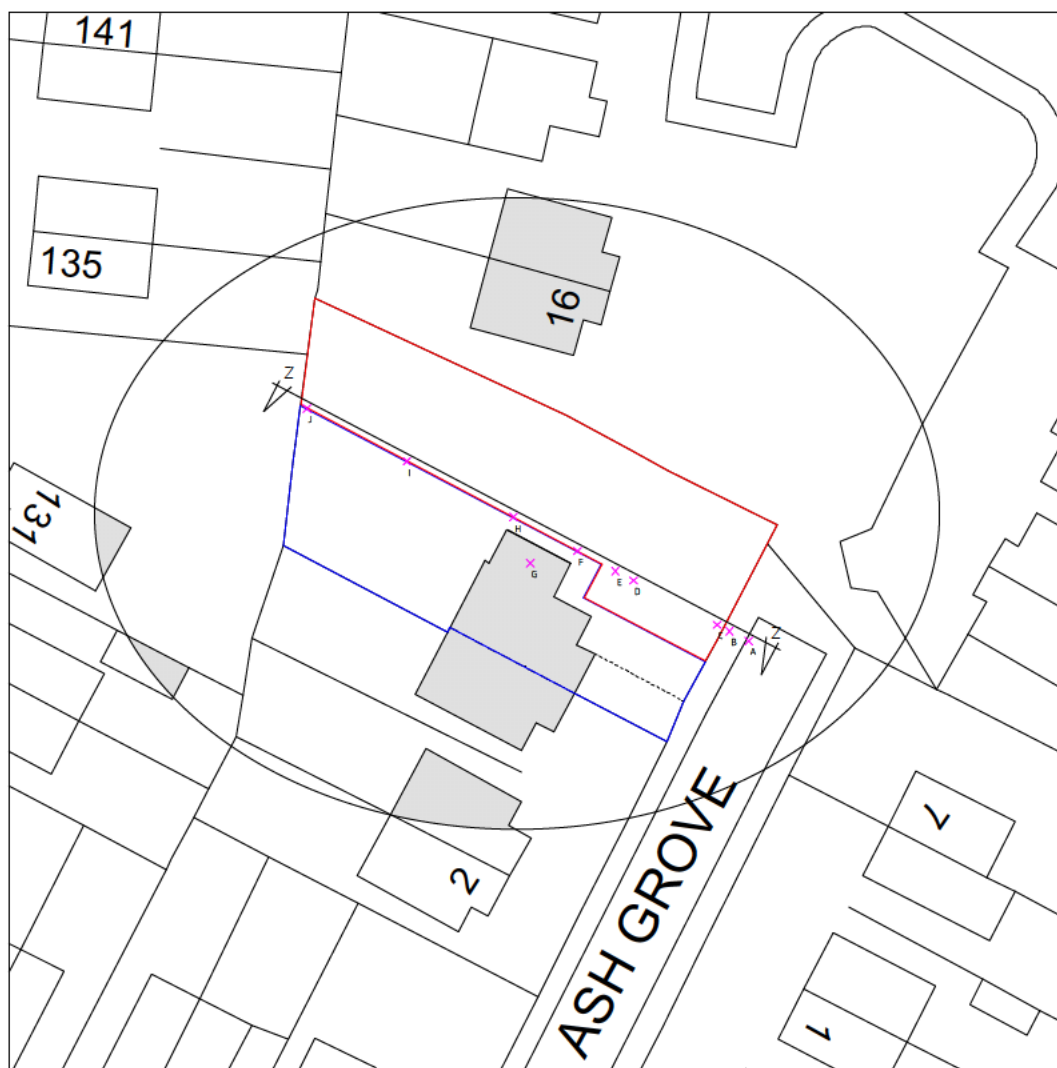
Statement prepared for:

Statement required for:

Renewal of former outline approval P/2019/006 for residential dwelling on land adjacent to 8 Ash Grove, Chirk, Wrexham, LL14 5RF.

1. Brief:

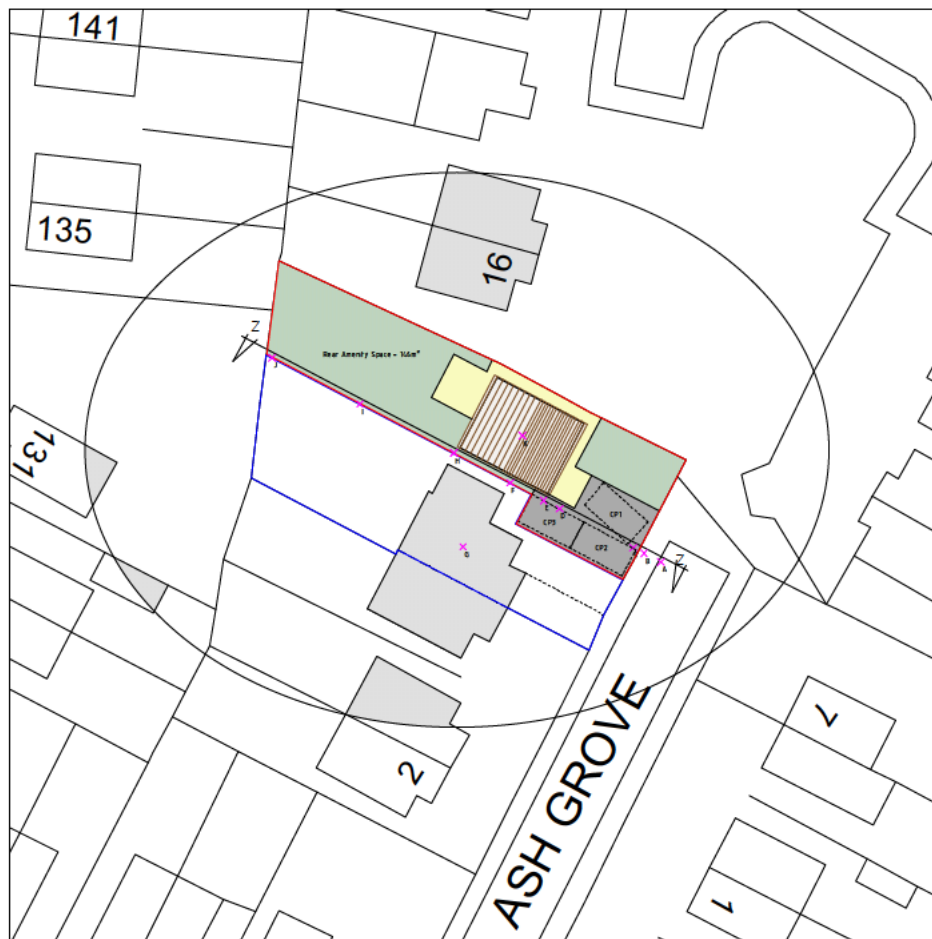
- 1.1 We have been approached to renew the outline planning permission required for development of a dwelling on land adjacent to 8 Ash Grove.
- 1.2 Dimensions were gathered across the site to assess the possibilities of the development as discussed with our client. Spot levels were also taken on site to enable us to produce sectional drawings through the land and adjoining highway.
- 1.3 With the site being situated between two separate semi-detached dwellings, it is an ideal location to become an "infill plot".
- 1.4 The design/scale of the proposal is based on properties within the vicinity, attempting to add to the characteristics of the street scene with minimal impact on the surrounding properties.
- 1.5 The layout and documentation is a re-submission of the original approved scheme, the layout as approved under application P/2019/0006.



1. Existing Site Plan

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

- 2.1** The parcel of land is located on Ash Grove, Chirk within the county borough of Wrexham.
- 2.2** Ash Grove makes up a modern housing estate situated off B5070. This road is the main road which runs through the town of Chirk and also provides a link to the A483 via the A5.
- 2.3** The A483 provides commuters with a road link to the towns of Wrexham & Oswestry including the City of Chester, all three destinations being within a 30 minute car journey of the application site.
- 2.4** The A483 also 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; allowing good road links to Manchester and Liverpool are also within a relatively short distance of the site



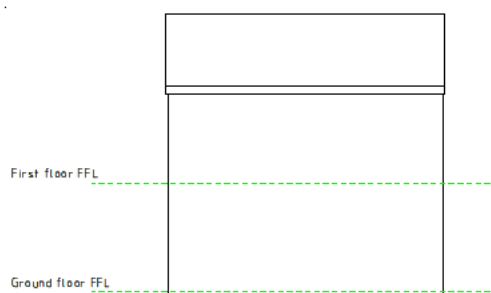
2. Proposed Site Plan

- 2.5** We are proposing to create an access to the site off Ash Grove to enable the development to take place on the parcel of land.
- 2.6** Parking provisions have been provided within the site boundaries, compliant with Policy T8 of Wrexham's UDP. We have not incorporated a turning area on the land as the site is located within a housing estate. All neighbouring properties currently reverse directly out onto the highway.

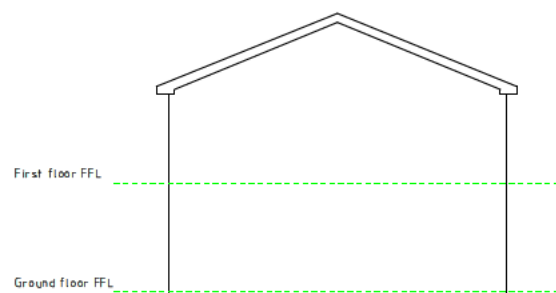
- 2.7** A regular bus service is provided through Chirk that terminates in Wrexham and Oswestry, providing easy access of public transport to the Towns & Villages. This will mean the residents can live at the proposed dwelling and still commute to other locations without the aid of a car.
- 2.8** There are also good rail links from Chirk with the station being a mere 5minute drive from our site. The rail network is vast; direct trains to Cardiff from Wrexham General run through Chirk station. Rail links to Chester and Liverpool are also available from Wrexham.
- 2.9** When the full design of the development is completed for the reserved matters/full application, the dwelling will be designed to ensure that all doors and passageways are wheelchair accessible to enable easy means of entering/exiting the properties.

3. Character:

- 3.1** There are various architectural designs and periods of construction in Chirk. A number of different facing materials have been used within the town from brick & tile to render & slate. The existing property occupying the site has facing materials of brick walls and tiled roofs.
- 3.2** Driving around the housing estate off Ash Grove; the main style of dwelling is that of a semi-detached two structure with gable roof constructions. Some detached dwellings are also dotted around the estate to provide variety to the streetscene.
- 3.3** Large overhangs can be found to the soffits at the front and rear of the adjacent dwellings with slim overhangs to the side bargeboards. This detail has been incorporated into the design of the new building to ensure the character if the area is maintained.
- 3.4** The existing property associated with this site has had a single storey conservatory extension to the side of the property which is to be retained as part of the development.
- 3.5** Although the full design is not for consideration within this application, our client's intention for the proposed dwelling is to provide a design that will match the stylings of the neighbouring properties.



Typical Front Elevation



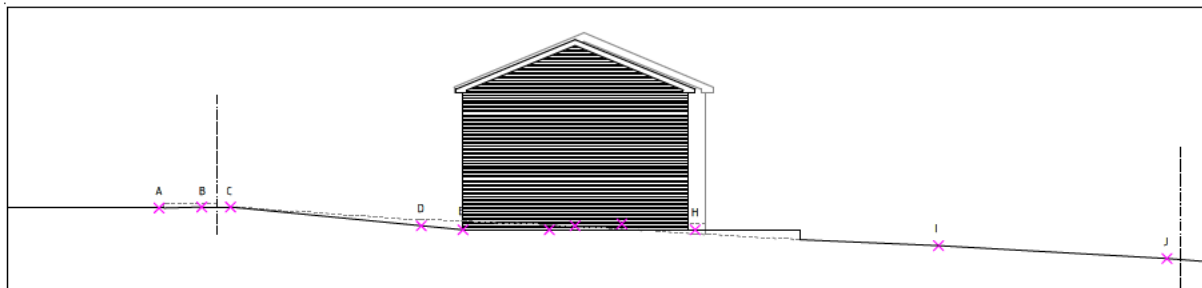
Typical Side Elevation

3. Proposed Typical Elevations

4. Appearance/Design Principles & Concepts.

- 4.1** The site layout had been determined by surrounding properties, access of the site and the actual size of the site.

- 4.2** The existing parcel of land is rectangular in shape with a gentle slope running away from the adjoining road. Slight alterations to the levels will be required to accommodate the new dwelling and access.
- 4.3** The property will comprise of a detached dwelling that is two storeys in height to match the surrounding dwellings. As stated in 1.3; the plot is located between 2no. semi-detached dwellings, which allows for an ideal location for an infill plot and provides a natural progression along the street scene.
- 4.4** We are proposing a gable roof structure, with a tiled roof finish, as opposed to a hipped roof structure to match the neighbouring properties.
- 4.5** The development will provide the area with an additional family home. The proposal is for a 3 bedroomed property, provided with ample amenity space and parking facilities.
- 4.6** The proposed dwelling is intended to have a ridge height which is lower than the adjacent property, this will ensure the development of 1 detached dwelling is subservient to its location and surroundings.



4. Proposed Typical Cross Section of the Land

5. Community Safety

- 5.1** According to information available to the general public there has been 19 crimes reported within vicinity of our site for the month of January 2023. 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.

7. Local And National Policies.

- 7.1** The proposed development is compliant with policy GDP1, the scale, design and layout, and use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality.
- 7.2** The proposed development complies with planning guidance note 16 providing adequate parking provision for the existing dwelling and proposed dwelling.
- 7.3** The proposal also complies with planning guidance note 21 spaces around dwellings ensuring adequate separation distances are provided from existing to the new build proposed property.
- 7.4** Although not within allocated land, it is within the settlement limits of Chirk therefore, complying with Policy H2 of Wrexham's UDP.

8. Conclusion:

- 8.1** By allowing this development; we believe the new dwelling will enhance the area being of equal design and size of the nearby dwellings. This is a good use of land's resources and continues the theme of a detached property in amongst various semi-detached dwellings.
- 8.2** With this site being an "infill plot" and conforming to the local and national development policies, we believe that this land would be ideal for a family home within the local community.
- 8.3** A modern efficient construction will ensure that the new occupants will have a comfortable home which will not have a negative impact on the environment or local ecology.
- 8.4** By agreeing this development in principle, the local authority reduce the deficit of the much-needed housing within the county and provide the area with an attractive development.
- 8.5** We feel this planning application should be looked favourably upon and granted permission, as we feel there are no justifiable reasons for refusal.

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