

## **DESIGN & ACCESS STATEMENT**

### **Introduction:**

This Design and Access Statement is submitted in support of an application for full planning permission for the erection of a replacement dwelling at Parkview, Gatewen Road, Wrexham. The site has had a previous application for a new dwelling, REF 14-007-03 which was approved but has now lapsed, the new application is a re-submission of the previous application.

### **1 Character of the Site and its Surroundings:**

The appeal relates to a long, rectangular and architecturally limited bungalow. Whilst it sits outside of the settlement of Wrexham, it is close to a range of barns, the large and imposing 'Gatewen Hall' and a modern residential estate sits nearby.

### **2 Relevant Planning Policy:**

Policy H10 of the adopted Wrexham Unitary Development Plan (UDP) is most relevant to the proposal. This policy states that replacement dwellings will be permitted where, amongst other matters, it reflects the floor and form, mass and character of the original dwelling. This policy requires the proposal to comply with policy GDPI of the UDP which is a 'catchall' development control policy.

### **3 The Proposal:**

The proposed replacement dwelling would be sited in the same position within the application site as the existing dwelling. It would have a broadly similar footprint and it would be only a metre taller in order to provide accommodation within the roof space. The dormer design reflects the form and character of the bungalow style of the existing dwelling and it would be of a modest scale overall.

Dormers are proposed within the roof space to break the large expanse of roof and to provide visual interest. The proposed dwelling is of an attractive design compared to the utilitarian design of the existing dwelling, and it would sit comfortably within the landscape. The dwelling has been designed to that it would not unduly overlook the nearest residential properties.

#### **4 Access To, From and Within the Development:**

The proposed dwelling would be served by the existing access serving the existing dwelling which enjoys good visibility. Adequate off-street parking would be provided.

#### **5 Environmental Sustainability:**

It is proposed that the following areas be incorporated into the design, to be investigated fully in the detailed development of construction details, some of which are listed as follows:

- The use of natural lighting.
- On site renewable energy; solar thermal hot water, provide by solar panels.
- The reduction in energy consumption, to surpass the requirements of Part L1A, (i.e. aim to improve on building regulations thermal performance figures by 10%)
- Enhanced insulation values to reduce fuel use.
- The use of natural ventilation and passive solar design.
- Storage capacity for 4 no. cycles.

#### **7 Drainage and Water Management:**

Consideration will be given to the following:

- Water consumption of less than 105 litres per person per day.
- Water efficiency and sustainable urban drainage.
- Rainwater harvesting – Outdoor space with a collection system.

The existing foul drainage discharges into a septic tank, it is proposed that existing septic tank will be replaced by a new water treatment plant which will discharge less than 2 cubic meters per day. It is also proposed that the surface water drainage will be discharged via system, however investigations into alternative solutions will be undertaken during the detailed soakaways subject to satisfactory ground conditions.

#### **8 Community Safety:**

The proposal relates to the replacement of a private dwelling. As such, it does not generate any community safety issues.