

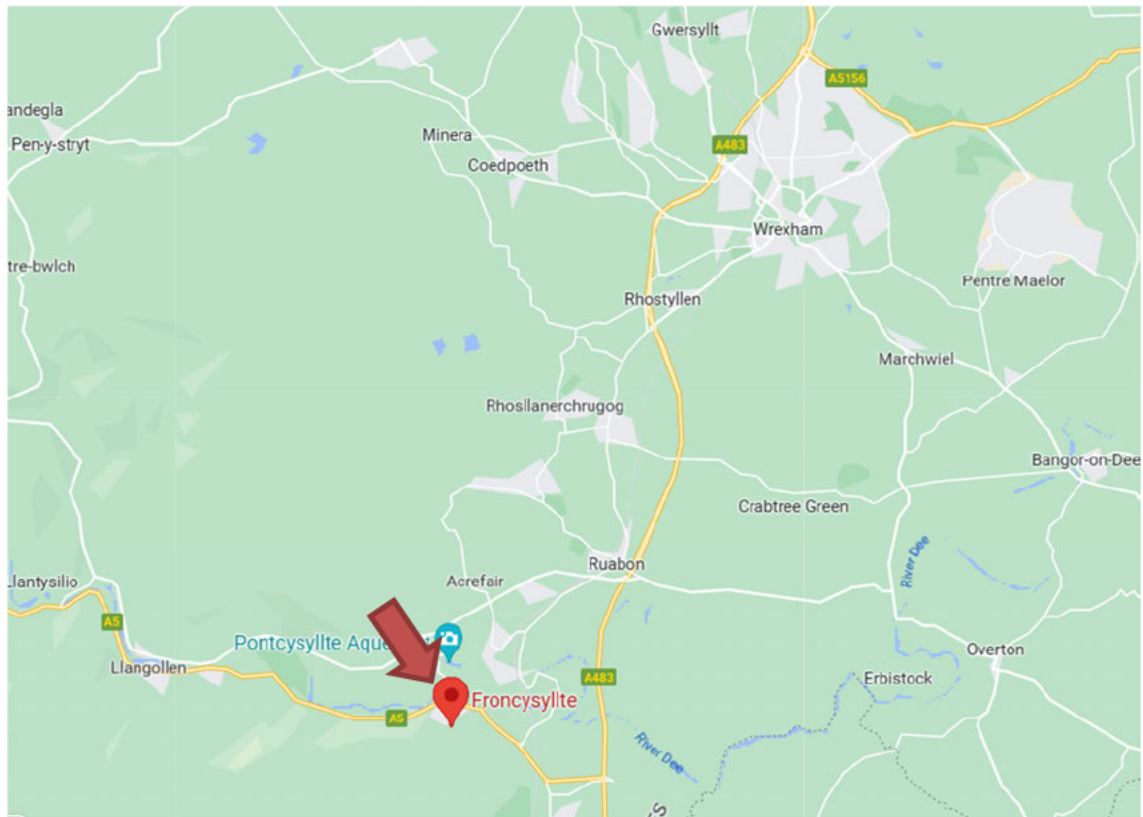


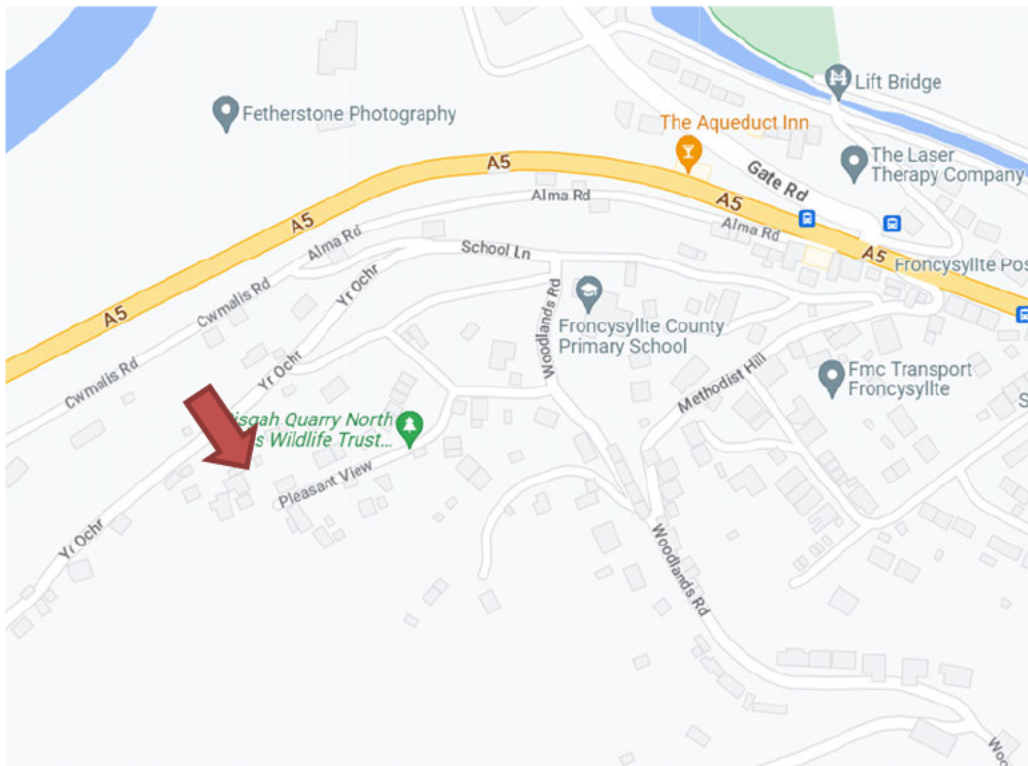
Design & Access Statement

Site Address: Fron Esgyn, Pleasant View, Froncysyllte, Wrexham, LL20 7SF

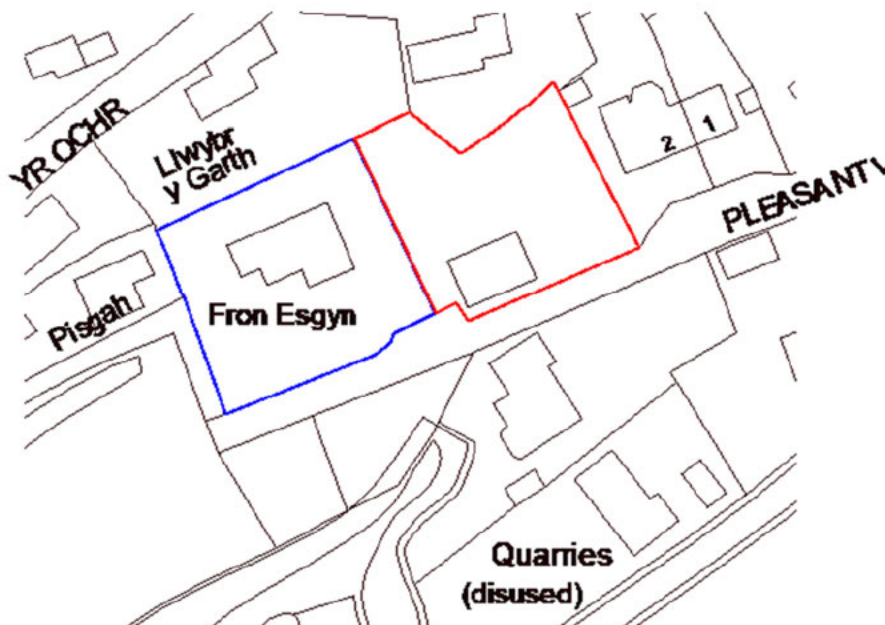
Client:

Location: The Site is located South West of Wrexham in Froncysyllte. Situated at the end of Pleasant View.

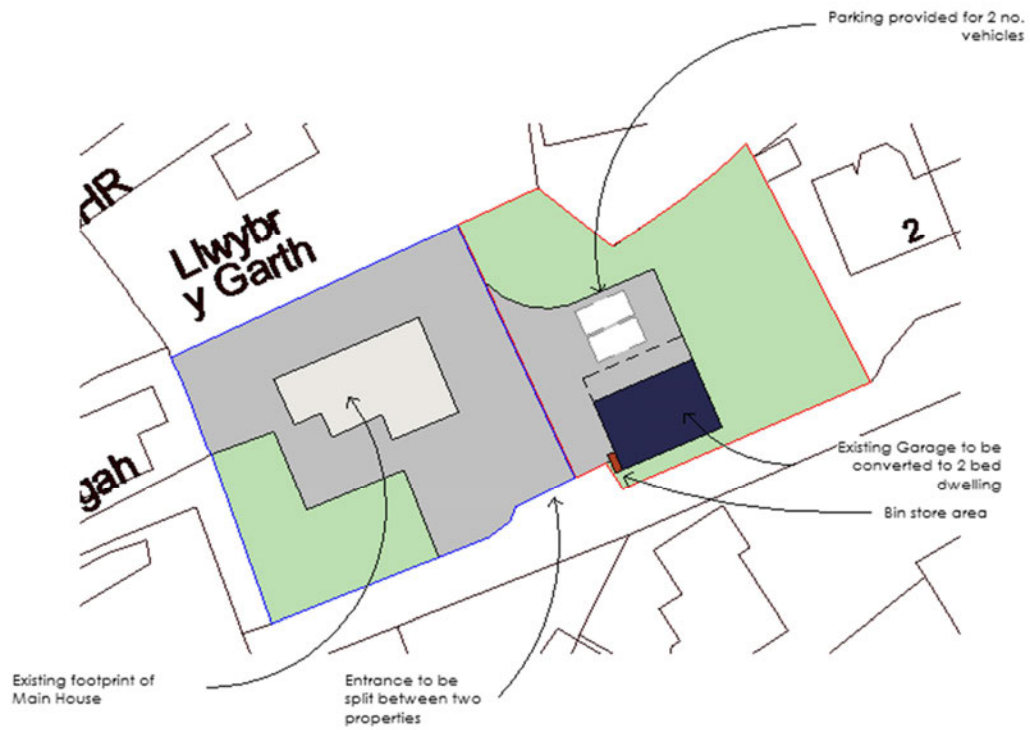




Existing Site Layout:



Proposed Site Layout:

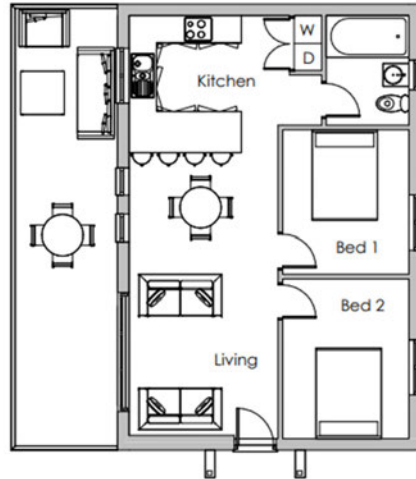


Description of Existing Site:

The site consists of a detached dwelling and detached Garage with access from Pleasant View.

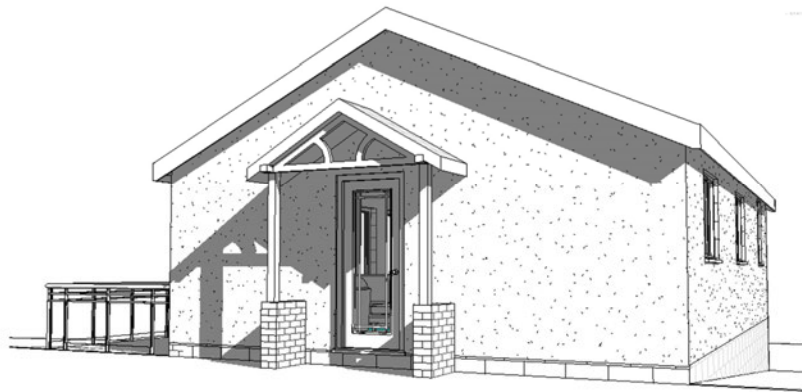
Description of Proposals:

The proposal is to split the site to give individual access to both the House and Garage. The Garage is to be converted to a 2 bedroom single storey dwelling with a raised terrace to the side.



Design

The existing Garage is to be converted to a 2 bedroom dwelling, the existing Garage door is to be replaced with a single leaf entrance door with the addition of a oak framed canopy porch to provide shelter. There are additional windows along the sides to provide light, ventilation and emergency egress. There is also bifold doors to be positioned off the Living Room which gives access to the raised terrace.



Access

A level threshold will be provided to the main entrance door and there is also a bathroom which provides a WC facility to this single storey property. Parking will be provided for two vehicles.

Ecology

A Preliminary Roost Assessment has been conducted by Arbtech, which is included in the submission.

Photo of Existing Garage

