

Blueprint Architectural Services Ltd

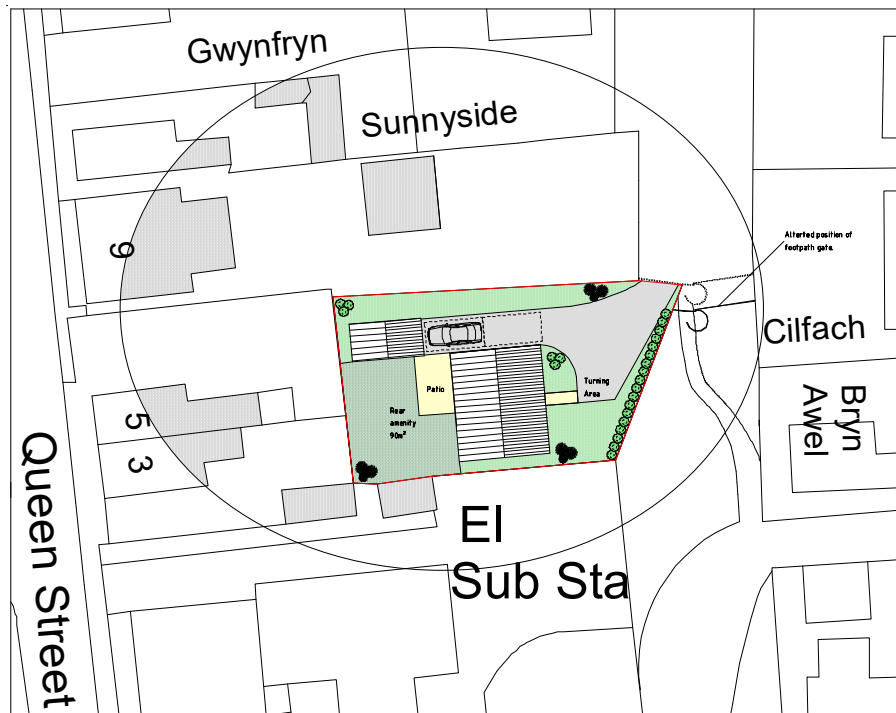
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Design and Access Statement



Statement prepared for:

Mrs P Grounds

1 The Glyn
Conjurors Drive
Knighton
Powys
LD7 1EP

Statement required for:

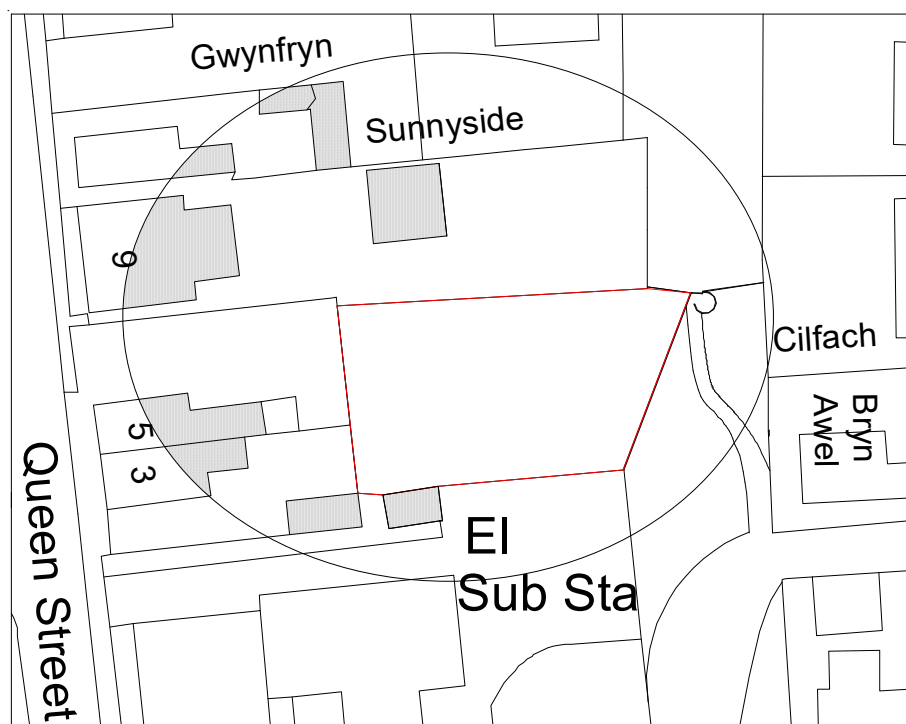
Proposed development on land to the rear of Isfryn, Queen Street, Rhosllanerchrugog, Wrexham, LL14 1TB.

1. Brief

- 1.1** We have been employed by Mrs. P Grounds to gain Outline Planning Permission for a development on land to the rear of Isfryn, Queen Street, Rhosllanerchrugog.
- 1.2** It is our client's intention is to develop the site with 1 residential dwelling with associated parking & garage.
- 1.3** This site does have some planning history refused at local authority level on the 05/09/2016 on access grounds.
- 1.4** Blueprint successfully obtained planning approval following an appeal made which was determined in February 2017 under application no: APP/H6955/A/16/3161345.

2. Assessment

- 2.1** During the last 5 years some alterations have been made to neighbouring properties. This includes the erection of boundary fences and the installation of a pedestrian gate to stop motorcyclists using what is deemed to be a public right of way.
- 2.2** During Survey it was noted the position of the pedestrian gate had an impact on the site. Our client has successfully arranged for the gate to be removed and re-instated in a position which doesn't affect our application site.
- 2.3** The application site is rectangular in shape, a parcel of land that has a gentle slope up towards Isfryn, Queen Street.
- 2.4** The site is surrounded by numerous styles of properties, including detached & semi-detached dwellings.

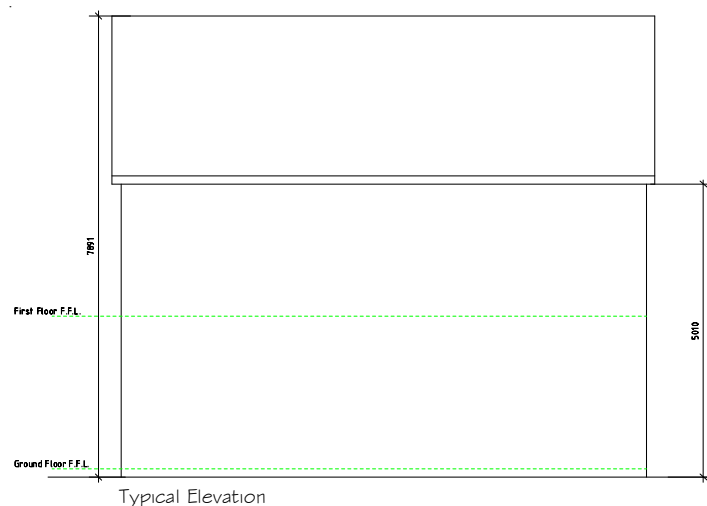


1: Existing Site Plan

- 2.5** Current boundary treatments are fences & hedgerows, which are to be retained where possible.
- 2.6** The site is accessed via Duke Street an un-adopted road serving several properties. A variety of properties are present on Duke Street, a mix of houses and bungalows. A large detached house is the most recent property to be constructed on Duke Street which is approximately 10 years old.

3. Character

- 3.1** The street scene is made up of a variety of properties as described in **2.4** of this document. The variations in styles provide an interesting street scene, with a progression of older traditional properties along the western side of Duke Street, progressing to a modern detached dwelling.
- 3.2** Although a vast majority of the dwellings in the villages of Rhosllanerchrugog and Ponciau have been constructed from facing brickwork (ruabon red), Duke Street provides a variation to the majority of dwellings in the village. Properties are a mixture of rendered walls, and various styles of brickwork, simply down to the period of construction.
- 3.3** The Village of Rhos has a rich mining history. The development and the growth of the village was due to the expanse of the coal mining in close proximity. Boasting a population of in excess of 10,000 the village of Rhosllanerchrugog is one of the largest villages in Wales.
- 3.4** Although not for consideration at this stage our client is proposing to construct the dwelling in a sympathetic manner to the surrounding properties.

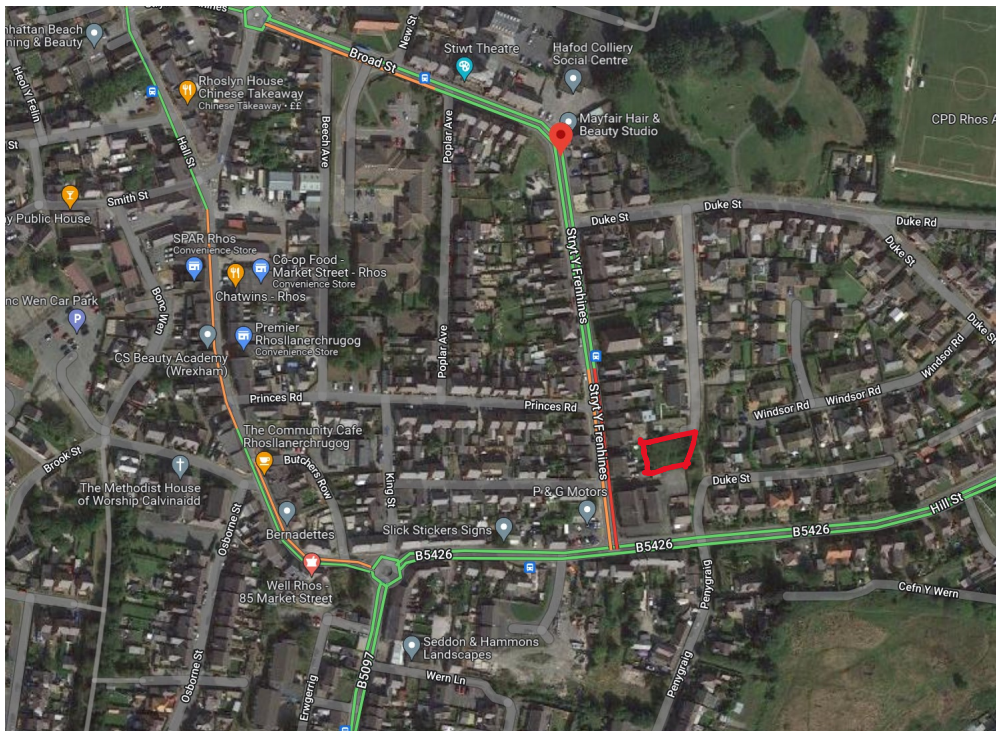


2: Typical Elevation

4. Community Safety

- 4.1** According to information available to the general public there has been 59 crimes reported in the vicinity for the month of February. This information has been obtained from the Police website (www.Police.uk)

- 4.2** There is very little reason to suggest why an additional residential dwelling would see an increase in these crime figures.
- 4.3** With the inclusion of this development to the area natural surveillance would be vastly improved.
- 5. Movement to, from and within the site**
- 5.1** The site is accessed off Duke Street, Rhosllanerchrugog an un-adopted road. Being in the heart of the village, shops are easily accessible by foot and are within a 10 minute walk of the application site. Excellent road links to the nearby town of Wrexham via the A483 is within a 15 minute drive of the site.
- 5.2** Rhosllanerchrugog offers a vast majority of different shops, from a co-op and a Spar to a household goods store, Bargain Booze, Post office and a couple of bakery's. Being such a large village all conveniences can be found within the village centre.
- 5.3** Rhosllanerchrugog offers a welsh medium primary school (Ysgol Hooson) an English primary school and a secondary school (Ysgol y Grango).
- 5.4** There are a number of public houses in and around the village, there is also a theatre (stiwrt). A large public open space is within a stone's throw of the application site which has been subject to a recent lottery funded revamp, works included a new Children's play area and re-surfaced pathways making the area safer and easier to access.
- 5.5** The dwelling will be provided with a Part M compliant ramped access and level access threshold to the main entrance point of the dwelling. The property will also be provided with adequate opening lights for room sizes to provide a comfortable home for occupiers.



3. Location of Site

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.
- 6.4** Due to the sites location within a residential area services will be in close proximity, ensuring this development opportunity will be sustainable to the local area.

7. Conclusion

- 7.1** This site has previously benefited from a permission to develop the parcel of land to produce 1no detached dwelling. The site is within the settlement boundary of the village and we see no reason why the application cant be supported by the Local Authority to re-establish a permission on the site.
- 7.2** The development will enhance neighbourhood safety, by increasing on the amount of natural surveillance of the area.
- 7.3** The development complies with current legislation detailed with the Wrexham Council Planning Guidance notes and will achieve current building regulations standards for Wales.

Document Prepared by:
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Director
on behalf of Blueprint Architectural