

Design & Access Statement

Sycamore house already has a straight vehicular access from and onto Wrexham Rd but is obscured by Walling to both sides.

The proposed solution therefore would be to splay both sides of entrance as per the attached design.

Materials used will be the combination of reclaimed local Sandstone from site and Ruabon Brick in keeping with current property materials for Pillars as per drawings to carry 4m Gate. Ample turning circles within the property exist already due to the Proposed gate set back and clear of any building by over 9m.

Off road parking is already available with an estimated 100m² to RHS of proposed gate position.

A Car Port will also be created to LHS of Vehicular Access as per site drawing and Separation from Path to Property will be achieved with a Sandstone Wall leading to House in keeping with wall, similar to boundary wall roadside.