



22-15 Design and Access Statement

Statement prepared for:

11 Hill Street, Rhos, Wrexham LL14 1LN

Statement required for:

Proposed development of 3no. 2 bedroom dwellings, to replace existing bungalow.

Brief

We have been approached by our client to seek planning approval for a residential development to replace an existing bungalow, which unfortunately is not structurally stable enough to renovate.

Access, Including Movement to and From the Site

Access to the site is via Hill Street.

The site is located within the village of Rhos with various local conveniences and is also only 4 miles from Wrexham town centre, as well as being close to the A483 with access then to Chester.

The building plot is near to a bus stop, with a regular bus service being provided to Wrexham.

Adequate parking facilities have been provided within the plots for 2no. car parking spaces. Turning is currently done utilising the wide pavement to the front of the site which allows vehicles to exit in forward gear.

The open plan layout of the proposed dwelling will provide a long-term home that is future-proofed for any future wheelchair use, as well as for disabled visitors. Level access has been provided at the main entrance to the dwelling.

Character

The local area contains a mixture of dwelling styles – ranging from traditional 2 storey red brick homes, with some having been pebble-dashed.

Common materials used for roofs and walls in the area are slate, brick and render.



Appearance

The site layout has been determined by a mix of factors – the orientation of the site, surrounding buildings and the existing access point to the site.

The proposed dwellings are to be two storey to match the neighbouring properties.

The materials used will still be a mix of slate roof and brick walls.

Community Safety

It is difficult to see why the proposal on the site would affect community safety. In fact, the additional natural surveillance and bringing a derelict site back into use will be of benefit to the surrounding neighbours.

Environmental Sustainability

The dwelling is proposed to be constructed so that the thermal efficiency will exceed current building regulations standards – providing a sustainable, low energy home.

Renewable energy sources such as Air Source Heat Pumps and solar PV will be considered to provide heat and power to the proposed dwelling. Low energy lighting and grey water harvesting will also be incorporated into the dwelling at technical design stage.

High performance double glazing will be used throughout, with protective solar coatings used as necessary to avoid overheating.

Conclusion

In conclusion, we believe the proposal will provide a positive addition to the immediate area.

We hope you can look upon this application favourably.

End.