

22008- Woodville Garage, 14 Gresford Road, Llay, LL12 0NW

Rev 0-04.05.22

Design and Access Statement

The proposal follows planning permission REF: P/2016/0613.

The proposal is for three high quality detached three bedroom dwellings.

The existing site has residential properties to the side and rear. The proposed new dwellings are of similar scale to those surrounding it and have been positioned within the site to provide a coherent street scene whilst allowing for a large front parking area and generous rear garden.

There are existing buildings within the site which are in poor condition and are proposed to be carefully removed and replaced with the proposed high-quality dwellings, thereby enhancing the site and the surrounding area. The existing Garage is no longer running as a business.

This proposed dwelling will be of high quality with a high level of insulation and energy efficient services.

National Planning Policy Framework

The proposal will widen the choice of high-quality homes (aiding towards section 6 of the NPPF) that will meet the needs of different groups within the community.

Paragraph 55 of the NPPF supports sustainable housing development to be located where it will either enhance or maintain the vitality of communities. This proposal is located within a well-connected location with local amenities within walking distance.

The local amenities within Llay and Gresford will be enhanced and supported by the proposals. The proposed site is well located being in close proximity to both Wrexham and Chester. The nearby A483 allows for the possibility of commute to Liverpool and Manchester.

Appearance

The surrounding area has a range of local dwellings. Mainly brickwork, concrete roof tiles and uPVC windows.

The proposals have been developed to be sympathetic to the setting, brickwork walls, concrete roof tiles (Forticrete SL8 or similar approved) and uPVC windows are proposed.

Security

The position of the properties ensures overlooking of the street to assist in promoting safety and deterring crime.

Amount & Scale

The proposals have been carefully developed to enhance the existing site and character of the surrounding area.

The proposed dwellings are intended to have an internal floor area of approximately 100 square metres with a footprint of approximately 65 square metres.

The proposed rear gardens range from approximately 90 square metres to 130 square metres, with each property enjoying a side and front garden in addition to this.

The proposed Eaves heights are approximately 5.1 metres.

The proposed Ridge heights are approximately 7.5 metres.

The existing site measures approximately 1065 square metres overall. With the proposed site divisions being as follows:

Number 1: approximately 385 square metres.

Number 2: approximately 310 square metres.

Number 3: approximately 370 square metres.

Surface Water and Waste

To be strictly in accordance with accompanying specialist information.

Potential Contamination

See accompanying specialist information.

Access

There are two existing vehicular access points to the site. It is proposed to retain these with the addition of a new vehicular access point to allow for each new dwelling to have their own access. There is enough space within the proposed driveway areas to ensure turning circles for forward facing entry and exit to the site.

Nothing within 2.4 metres of the front highway to be taller (or to be allowed to grown taller) than 1 metre. No gates are proposed to the vehicular access points.

A downstairs accessible WC and low-level entry thresholds have been incorporated into the proposals to enhance the accessibility of the property, making it accessible to a wider demographic of residents. This assists with meeting the requirements of the area, the applicants and Building Regulations.