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Design and Access Statement

Statement prepared for:

110 Erddig Road, Wrexham, LL13 7DS

1. Brief:

- 1.1** Internal alterations to provide improved kitchen, dining area, lounge and utility. Remodel first floor to improve master bedroom and en-suite within existing floor space.

2. Access, including movement to and from the site:

- 2.1** An existing access point is located on Erddig road. There is also a rear gate to access the property on Fairy Road.
- 2.2** Erddig Road is located in the popular City of Wrexham and is approximately a 15 minute walk from the town centre. There are good pedestrian footways and crossways leading into the centre proving a good range of shops and places of employment.
- 2.3** A City, surrounded by large dense villages, Wrexham's population is continuing to increase with many people choosing to reside in the City itself or within the surrounding suburbs.
- 2.4** A short drive from the application site the A483 provides excellent road links to other nearby towns and city's such as Oswestry southbound, and the city of Chester Northbound both of which are approximately 25 minutes from the site.
- 2.5** There are good rail links from the City centre, the rail network is vast, direct trains to Cardiff from Wrexham general are available. Rail links to Chester and Liverpool are also available direct from Wrexham. From Chester there is a wide range of destinations, Such as Crewe, Manchester, Newcastle etc.
- 2.6** Wrexham has excellent bus services which terminate at the bus station. Services to various destinations such as Manchester and Liverpool as well as services for local villages and nearby towns of Rhosllanerchrugog and Mold. This will ensure residents can live within the proposed property and still commute to other locations without the aid of a car.

3. Character:

- 3.1** There are a number of various architectural statements along Erddig road. The site and street being part of the Wrexham Conservation area.
- 3.2** Properties along the street mostly consist of brick with some rendered units to one side.
- 3.3** Houses are either detached or semi detached with good sized gardens.
- 3.4** More modern dwellings are present in the locality. A modern coloured brick has been used for construction of the walls with roofs finished with natural roofing slate the variation of properties in such close proximity to one another makes for an interesting street scene.

4. Appearance:

- 4.1** Materials will be in keeping with the Conservation area. Brickwork to the elevations, matching the styles visible.
- 4.2** Adding character to the property, black aluminium doors, black UPVC windows are to replace the existing to be sympathetic to the conservation area.
- 4.3** UPVC gutters and downpipes, as with other dwellings in the Conservation area.
- 4.4** All works are to be done sympathetically to the adjacent buildings and the local area.

5. Community Safety

- 5.1** According to information available to the general public there has been 48 crimes reported in the vicinity for the month of June 2022. This information has been obtained from the Police website (www.Police.uk)
- 5.2** There is very little reason to suggest why this application would see an increase in these crime figures.

6. Environmental Sustainability

- 6.1** The dwelling will have a new air source heat pump, with the installation of solar panels which is more environmentally friendly.
- 6.2** New light fittings installed are to be energy efficient light fittings.
- 6.3** Double glazed units will be used throughout, and energy-efficient heating system will be installed to heat the units.

7. Conclusion:

- 7.1** We feel this proposal complies with the Local Authority Planning guidelines and policies.
- 7.2** Predominately alterations internally, the Local Authority would be approving enhancements to the flow of the property. Windows and new heating system are included as part of the alterations we are proposing which should be supported due to the variety in the area.

Document Prepared by:

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on behalf of Blueprint Architectural Services