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Design and Access Statement

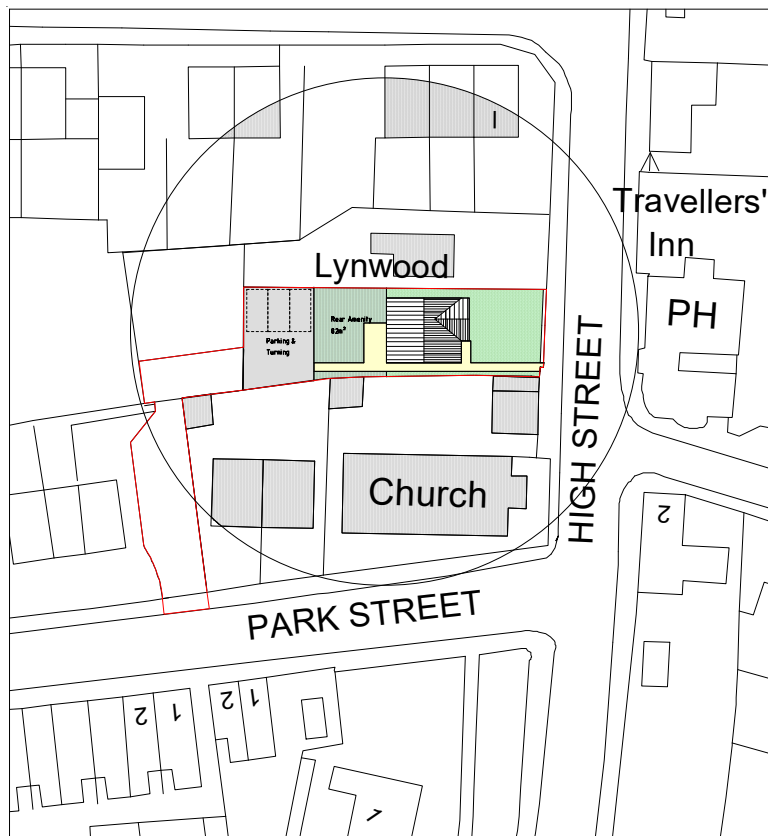


Statement required for:

Proposed residential dwelling on land adj to Lynwood, High Street, Johnstown, Wrexham.

1. Brief:

- 1.1 We have been approached by our client to obtain outline planning permission for a residential property located within the settlement boundary of Johnstown.
- 1.2 Previously the site was occupied by a commercial unit that was demolished several years ago. Access to the property was provided off Park Street an arrangement we are looking to replicate as part of the proposal.
- 1.3 On inspection the access is narrow but does indeed provide a passing place as existing for vehicles to pass one another off the public highway.
- 1.4 Our initial task was to measure the access road and site area to enable us to produce a plan of what is proposed for the site.

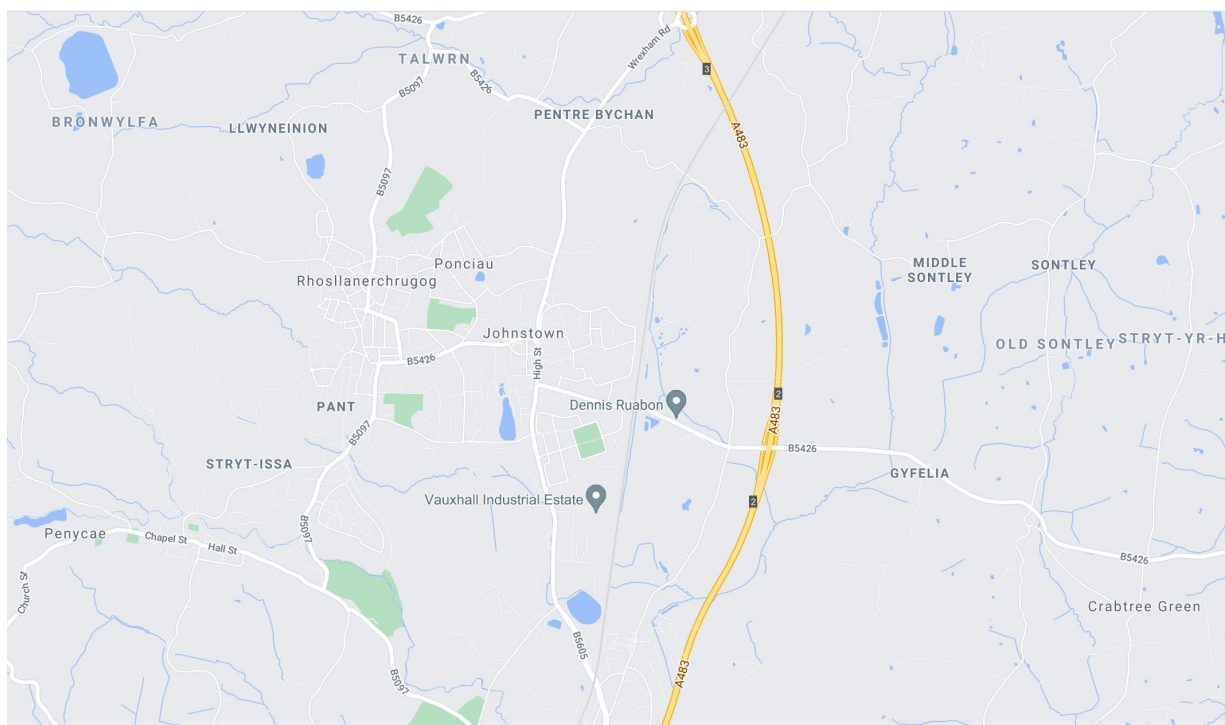


1.
Existing Site Plan

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

- 2.1 The site is to be accessed off Park Street by vehicle and via the High Street by means of a pedestrian access point. The High Street provides excellent pedestrian and vehicular links to the village of Ruabon/Rhostyllen/Rhosllanerchrugog & Ponciau.

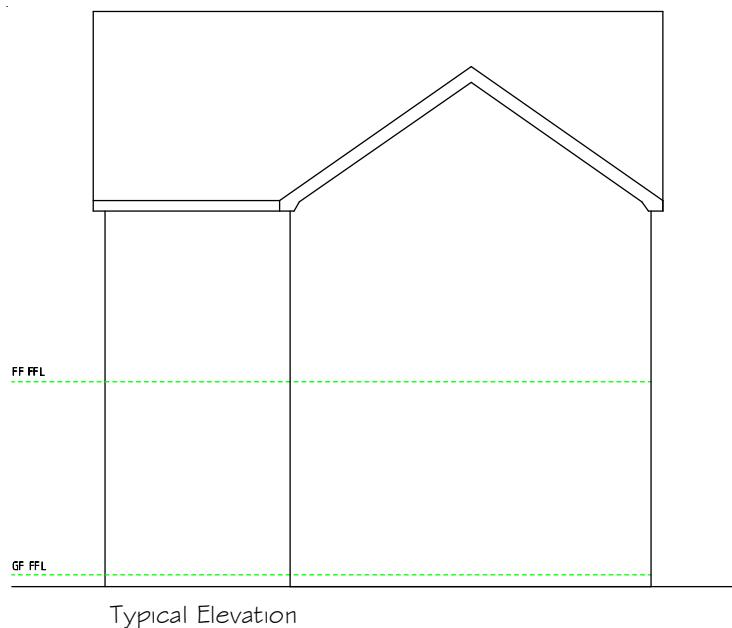
- 2.2** Accessed at either Ruabon or Rhostyllen the A483 provides commuters with road links to the towns of Wrexham & Oswestry, and the City of Chester. All three destinations being within a 30 minute car journey of the application site.
- 2.3** The A483 provides links to other major roads which can be accessed near Chester. The A55 express way connects road users to the North Wales coast meaning The City of Bangor is within an hour's car journey. The M53 & M56 is accessed off the A55 meaning good road links to Manchester and Liverpool are also within a relatively short distance of the site
- 2.4** As previously stated in **1.2** of this document the existing access arrangements are to be retained as part of this proposal. The site was previously occupied by a commercial unit believed to be a butchers. This would have had significant traffic generation with deliveries and employees entering and vacating the site.
- 2.5** The layout will provide off street car parking, producing 3 parking spaces for the proposed dwelling. This would amount to the maximum parking standard applied by the local authority. As the site is in a sustainable location in terms of distance to the village centre and public transport links, with regular bus services, and train station located 1.4 mile from the application site, a reduction on this maximum standard would be justified.



the limited use of private cars due to the public transport links available, and conveniences located a short distance from the application site.

3. Character:

- 3.1** Johnstown is a village located approximately 5 miles from the Town of Wrexham and 11 miles from Oswestry, and is located within the County Borough of Wrexham.
- 3.2** The village is historically part of the old coal mining community of Rhosllanerchrugog. The village has been subject to a number of residential developments which have occurred over a number of decades. Nant Park being the largest residential development in the village adding 100s of homes to the village. This estate is now recognised as the heart of community.
- 3.3** The majority of dwellings in the village are constructed from facing bricks, due to the high density of Nant Park predominantly the chosen roofing material in the village is now concrete roofing tiles.
- 3.4** Adjacent to the application site the former Travellers Inn is present. This building is currently used as offices for an accountancy firm. Making use of its corner plot on a busy road junction the building fundamentally has 2 principle elevations. When comparing the building from Bangor Road, this elevation is the most aesthetically pleasing, with turret style projections from the building angled walls and detailed brickwork. Unfortunately over time entrance doors that where previously located on this elevation have been blocked up as the building has been altered over the course of its lifetime.



3. Typical Elevation

- 3.5** Lynwood a property located to the North of the application site, a detached property with hipped roofs. This property looking at google imagery appears to be the only hipped roofed property in the local vicinity fronting the High Street. This property is difficult to see with leylandii hedgerow fronting the site screening the dwelling from onlookers.

3.6 As stated previously in **2.4** the application site was previously occupied by a commercial unit, understood to have been a butchers. This property was demolished several years ago with the site standing vacant for many years.

3.7 A varied street scene is present in the vicinity of the application site, a number of structures are positioned near the roadside with others set back off the main highway.

4. Appearance/Design Principles & Concepts

4.1 The proposal will consist of a detached residential dwelling, with ample size rear amenity space serving the property.

4.2 The proposed dwelling has been carefully positioned on site to ensure separation distances are achieved and overlooking will not occur.

4.3 We have illustrated gable roof structures to the properties, this is a prominent feature in the vicinity and village of Johnstown.

4.4 Although not for consideration at this stage our client is proposing to construct the dwelling in a sympathetic manner to the surrounding properties.

4.5 The concept of the design has been determined by other surrounding dwellings/units in the area, the property has been sited to match Lynwood having regards to lighting separation and access.

5. Community Safety

5.1 According to information available to the general public there has been 8 crimes reported in the vicinity for the month of December 2021. This information has been obtained from the Police website (www.Police.uk)

5.2 There is very little reason to suggest why the introduction of a residential dwelling would see an increase in these crime figures.

5.3 With the inclusion of this proposal to the area natural surveillance would be vastly improved from a current vacant parcel of land with the new property proving natural surveillance of the area.

6. Environmental Sustainability

6.1 The dwelling 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 dwellings 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** Being a brownfield located within the settlement boundary limit of Johnstown the proposed development is seen as environmentally friendly making use of a vacant site. All services will be in close proximity of the site this will also ensure the sustainability of the development.

7. Local And National Policies.

- 7.1** The proposed residential development is compliant with policies PS1, PS2, PS3 & PS4 of the Wrexham UDP.
- 7.2** Our Scheme to develop this parcel of land will be compliant to Policy GDP1.

8. Conclusion.

- 8.1** Located within the settlement and treated as on infill plot the proposal put forward should be fully supported by the Local Authority.
- 8.2** The addition of a dwelling on this vacant parcel of land will enhance the vicinity and improve on community safety with the addition of natural surveillance by occupants of the property.
- 8.3** By agreeing to a new dwelling on this parcel of land the local authority would be able to reduce the deficit of required new homes in the county borough.

*Document Prepared by:
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