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Design and Access Statement



Statement prepared for:

The Pear Tree Cottage

Frog Lane,
Holt,
Wrexham.
LL13 9HJ

Statement required for:

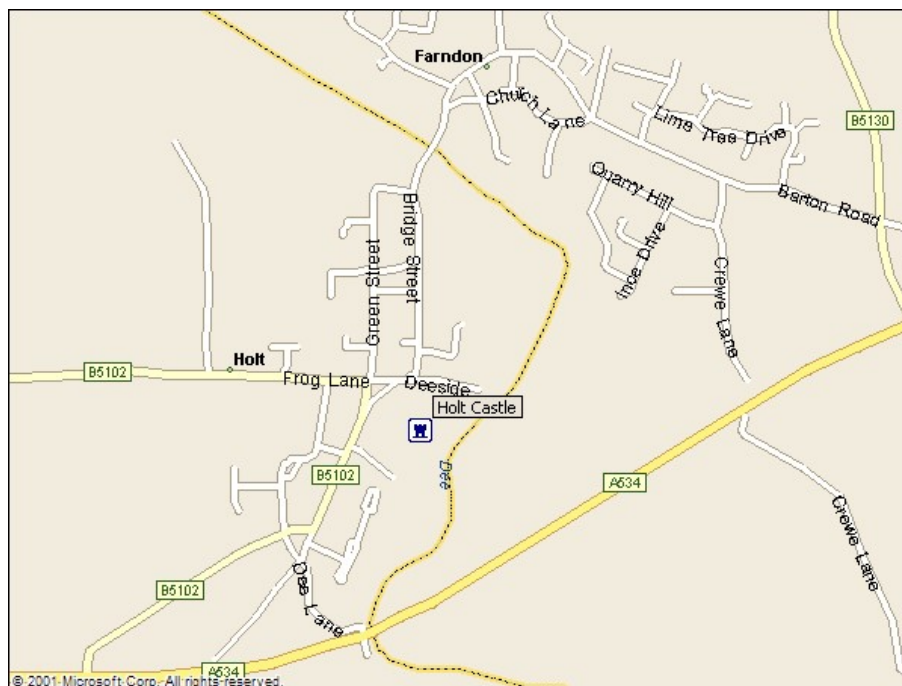
Proposed residential development to comprise of 2 no dwellings within amenity space of Pear Tree Cottage.

1. Brief:

- 1.1** We have been employed by our client to apply for planning permission for the erection of 2 no dwellings within the amenity space of Pear Tree Cottage.
- 1.2** The site is located within the settlement boundary limit of Holt, a village located within the County Borough of Wrexham.
- 1.3** Holt's importance to the county is recognised by its conservation area status, The village dates back to the 13th century.
- 1.4** Access to the site is to be provided via Redwood Close, extension of this cul-de-sac development has occurred previously to the East with the inclusion of The Orchards.

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

- 2.1** Set in a conservation area, Holt is a picturesque village to the east of Wrexham, close to the A534. It is tucked tight against the Welsh / English border, with its closest neighbouring village, Farndon being across the border in England.
- 2.2** As per **1.4** of this document access to the site is proposed through Redwood Close, which is seen as a simple extension of a previous cul-de-sac development.
- 2.3** Located off Frog Lane (B5102), this highway presents excellent road links to nearby villages such as Farndon, Rossett, Gresford and Borrass. Using the B5102 the A534 on the outskirts of the village provides access to the wider road network making a commute to work a simple task for those who have the use of a private vehicle.



Location Plan showing Holt

- 2.4** Beyond the A534 the A5156 can be accessed which incidentally provides access to the A483 at junction 6 Gresford interchange. The A483 Wrexham-Chester bypass ensures its users can access the City of Chester within 15 minutes, this bypass has been key in the development of Wrexham Industrial estate ensuring access to the site is a simple task for HGV's.
- 2.5** Holt has a number of local amenities including other public houses and brassieres (Peal O'Bells), along with a Post Office and convenience store. The village also boasts the Holt Community Primary School, a school which is reserved for the small catchment area of the village. Other conveniences in the village include a hair salon and secret spa, coffee shop and bistro.
- 2.6** Bus stops are located on The Cross a few moments from the application site, with bus routes into Wrexham and surrounding villages such as Farndon and Rossett. Unlike the more modern bus shelters located in the County, Holt has a prominent stone-built structure with slated roof, adding to the villages character and heritage.
- 2.7** The main village centre (The Cross) has a cenotaph where remembrance services are held to remember those who fought for Country and tragically lost their lives. The community comes together on these days to remember our fallen hero's.
- 2.8** From the application site there are good pedestrian footways allowing occupants of dwellings along Frog Lane the option to access the village safely. This together with the conveniences located within the village will promote active travel allowing occupants access to groceries/goods without the need to use a private vehicle.
- 2.9** Two parking spaces have been provided to each property, although below the maximum parking standard set out by the Local Authority the central village location together with regular public transport links will entice occupants to use public transport and be active in their travel, either cycling or walking to their destination.

3. Character:

- 3.1** Holt village has history dating back to the 13th Century when the castle was built, giving the village its conservation status. Built in red sandstone obtained from the quarry in which it stands. There is only a section of the castle remaining, the features of which are largely obscured by overgrown foliage.



Holt Castle

- 3.2** The stone cross war memorial is set behind iron railings and surrounded by a number of trees including sycamores. Outside these railings, is a second stone feature marking the village centre. This is hexagonal in shape with steps, used by locals as a meeting point.
- 3.3** The majority of buildings throughout Holt have pitched roofs with slated finish. Evidence of this traditional method of construction can be found on Pear Tree Cottage. Traditional Gable Roofs and constructed from masonry with rendered finish this property adds significant character to the Street Scene.
- 3.4** The Pinfold/Redwood Close residential cul-de-sac is a modern development dating back to the 1980s. Roofs for this development have been clad in interlocking concrete roofing tile. Although at odds with the wider village and conservation area, the use of this material doesn't have a detrimental impact on the vicinity.
- 3.5** Further evidence of this fronts Frog Lane, a modern development again with the use of modern concrete roofing tiles cladding the roofs. Elements of the existing character of the site have been retained with a low-level sandstone wall forming the front boundaries of these properties. It is assumed this development occurred following the removal of a more traditional property from the street scene. The stone wall has been included within the scheme to inject the development with some character which does work well and adds interest to the area.

4. Appearance/Design Principles & Concepts:

- 4.1** The appearance and design of the new dwellings aim to respect and fit in with their immediate surroundings, gable roof structures to replicate this traditional method of construction evident throughout the village of Holt.



Elevations of Proposed Dwelling

- 4.2** Detached 3 bedroom dwellings are proposed, these structures exclude garages matching the addition of The Orchards to the vicinity with parking provision to the property frontage.

- 4.3** Constructed from Brickwork with gable projections the development has used Pear Tree Cottage as a base for its frontage and principle elevation, the intention is for the development to respect and add to the characteristics of the conservation area.
- 4.4** Additions to the design include arched brickwork openings, a traditional feature within the village and one that adds to the appearance of new build properties significantly.
- 4.5** The choice of materials was a sensitive subject due to other developments use of modern materials. It has been determined the use of concrete roofing tiles as a roof covering will respect the immediate locality and wouldn't have a detrimental bearing on the conservation area due to their location within the village, and adjacent to the Redwood Close development.
- 4.6** Redwood Close will simply be extended into our application site allowing access to and from the site by means of an existing adopted highway. The extension of this highway has occurred previously as documented within item **1.4** of this document. The addition of 2 dwellings using an existing access point is seen as a sustainable method of development.

5. Community Safety

- 5.1** According to information available to the general public there has been 30 crimes reported in the vicinity for the month of October 2021. This information has been obtained from the Police website (www.Police.uk)
- 5.2** There is very little reason to suggest the residential development would see an increase in these crime figures.
- 5.3** The proposed development will improve on natural surveillance reducing any blind spots ensuring the surveillance of the area is naturally undertaken at various stages throughout the day.

6. Environmental Sustainability

- 6.1** The buildings will be fully insulated to meet the requirements of the current building regulations, thus ensuring the dwellings 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 dwellings.
- 6.3** All dwellings will be fitted with lighting outlets which take lamps of luminous efficacy of at least 40 lumens/circuit watts to ensure that the dwellings have efficient light fittings. 100% of light fittings installed are to be energy efficient light fittings.
- 6.4** Due to the sites location services will be in close proximity, ensuring this development opportunity will be sustainable to the local area.

7. Local And National Policies.

- 7.1** The proposed residential development is compliant with policies PS1, PS2, PS3 and PS4 of the Wrexham UDP. The proposed development is located within the settlement boundary of Holt and will not affect the townscape, open space or quality of the natural environment.
- 7.2** Our Scheme to develop this parcel of land is fully compliant to Policy GDP1.

7.3 The development will contribute to the unique character of the area in conjunction with Policy EC7.

8. Conclusion:

8.1 Located within the settlement boundary of Holt we see no reason for such a development to be opposed by the Local Authority. The site although not an allocated site for housing is deemed a windfall site located within the settlement boundary.

8.2 The proposal put forward is a natural progression of an existing street scene and will not detrimentally harm or affect the wider area.

8.3 The proposal is seen as a good use of land within the village centre, respecting the character of the wider area, producing 2 family homes to the village of Holt.

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on behalf of Blueprint Architectural Services Ltd