

Blueprint Architectural Services Ltd

Office 3K4, Redwither Tower, Redwither Business Park, Wrexham. LL13 9XT

Tel: 01978 356500

design@blueprintarchitectural.com

www.blueprintarchitectural.com

Design and Access Statement

Statement prepared for:

**2 No Residential Dwellings on land adjacent to
2, Belgrave Road, Wrexham**

1. Brief:

- 1.1** We have been employed by our client to produce a proposal for residential development on the above mentioned land.
- 1.2** 2 Belgrave Road benefits from extensive grounds. When the land for 2 Belgrave Road was developed the owners purchased the land which was originally to be used as another building plot.
- 1.3** The land is too large for a garden to No 2 and the decision has been made to obtain planning and make better use of the land.

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

- 2.1** An existing access point is located on Belgrave road , this is to be retained serving 1 of the proposed dwellings, a second access point is to be created providing an access point for the second proposed plot. The new driveway serving Plot 1 does not have a detrimental impact on existing mature trees identified in the accompanying tree report. As part of our proposal we aim to provide 3 parking spaces per dwelling minimum and turning area within the sites boundaries. 3 parking spaces for a 4 bedroomed property is ample due to the sites location. It will encourage people to walk to the town centre shops and facilities as opposed to reliance on a motor vehicle.
- 2.2** The proposed parking and driveways have been created to avoid an expanse of hardstanding to the frontage of each property keeping the hard standing areas to a minimum, the majority of the garden area can remain to maximise the amenity areas for the new development.
- 2.3** To protect the existing trees where the existing access point is to be retained it is proposed the developer of the site completes a non-dig driveway where RPA's of trees may be present, this will protect the trees and allow the existing access point to be retained which is of benefit to the conservation area.
- 2.3** Belgrave Road is located in the popular City of Wrexham and is approximately a 10 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.

- 2.4** 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.
- 2.5** 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.
- 2.6** 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.
- 2.7** 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.
- 2.8** As the proposal is for new dwellings the residential units will comply with current Part M building regulations. All internal doors at GF level and passageways are wheelchair accessible to enable easy means of entering /exiting the properties. As with all new properties the dwellings will be provided with a ground floor WC. Ramped access & level access threshold will be provided at main entrance point of the dwelling.
- 3. Character:**
- 3.1** There are a number of various architectural statements along Belgrave 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. All brick properties are enhanced with stone/brick heads and cills and brick banding and timber detailing with feature and coloured brickwork with a horizontal emphasis.
- 3.3** Houses are either detached or semi detached with average sized gardens. No 2 with its large garden area not typical of the street.
- 3.4** More modern dwellings are present in the locality, in particular no 8 Belgrave Road, which was constructed during 1930-1950s with large bay windows and hipped roofs. 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.
- 3.5** The opposite corner plot at the junction of Belgrave Road and Sontley Road has a single house located within the centre of the plot which is used as offices. The detailing and positioning has had a large influence on the design and orientation of the proposed development.
- 3.6** Both of the structures will create an impressive balanced appearance at the start of the this important street.

4. Appearance:

- 4.1** Materials will be in keeping with the Conservation area. Brickwork to the elevations with detailed brickwork headers and cills, matching the styles visible on no 2 Belgrave Road.
- 4.2** Gable roof structures are proposed, again to respect the surrounding area and be sympathetic to the adjacent properties. Roof coverings will be natural Welsh slate.
- 4.3** Adding character to the properties, bay windows are to be included within the design with gable projections on the properties to add interest and ensure the dwellings aren't rectangular boxes.
- 4.4** Fenestration details are typical of the area with a slight vertical emphasis, windows are to be constructed from timber to be sympathetic to the conservation area.
- 4.5** Cast iron gutters and downpipes, as with other dwellings in the Conservation area.
- 4.6** 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 18 crimes reported in the vicinity for the month of April 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.
- 5.3** The proposal put forward will provide additional properties to be constructed on site, providing enhanced natural surveillance for the immediate area.

6. Environmental Sustainability

- 6.1** The new dwellings 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** The proposed new build properties 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.
- 6.3** Double glazed units will be used throughout, and energy-efficient heating system will be installed to heat the units.
- 6.5** A SAP report will be generated during the building regulations process which will outline the requirement for renewables to be installed as part of the development.

7. Conclusion:

- 7.1** We feel this proposal complies with the Local Authority Planning guidelines and policies.
- 7.2** The large garden provides a perfect opportunity to provide much needed housing to Wrexham within a settlement limit.
- 7.3** With the care that has been taken in the design of the external appearance and relationship to the site boundaries and surrounding properties it will provide a positive contribution to the Conservation area.

Document Prepared by:

Dafydd John Edwards

on behalf of Blueprint Architectural Services