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Design and Access Statement

Statement prepared for:

**8 No Residential Apartments 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 needs to be slightly relocated to ensure that the new driveway does not have a detrimental impact on one of the existing mature trees identified in the accompanying tree report. As part of our proposal we aim to provide 2 parking spaces per dwelling and turning area within the sites boundaries.
- 2.2** Parking and manoeuvring area has been kept to the front of the building to ensure that the hard standing area is kept to a minimum and that the majority of the garden area can remain to maximise the amenity area to the new development.
- 2.3** Belgrave Road is located in the popular town 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 major town, surrounded by large dense villages, Wrexham's population is continuing to increase with many people choosing to reside in the town 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 town 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/apartments, 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 Town Centre 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 heads and cills and brick banding 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 to 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 Stone heads and cills. Elevations indicate the horizontal feature brick banding which is replicated from the opposite property.
- 4.2** Hipped roof structure is proposed, again to mirror the opposite corner structure. Coverings will be natural Welsh slate.
- 4.3** The building has several projections similar to the bay windows which many of the surrounding properties benefit from. The stepped elevations which form from these projection will add interest to the appearance as well as avoid a bland, structure which would appearance overly large.
- 4.4** Fenestration details area typical of the area with a slight vertical emphasis.
- 4.6** Cast iron gutters and downpipes, as with other dwellings in the Conservation area.
- 4.7** 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 21 crimes reported in the vicinity for the month of November 2017. 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 several properties to be constructed on site, providing enhanced natural surveillance for the immediate area.

6. Environmental Sustainability

- 6.1** The new apartments 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:

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on behalf of Blueprint Architectural Services