

Design and Access Statement

Proposed replacement dwelling The Poplars, Cock Bank, Marchwiel, Wrexham. LL13 0SU.

Brief

The application relates to a proposed residential development to replace the existing dwelling with an associated garage as illustrated by the planning site/location plan.

Our initial assessment of the existing dwelling occupying the site was the property requires extensive refurbishment, it was decided the best course of action was to demolish and construct new this would provide a more comfortable home for occupants.

Some existing outbuildings are proposed as being retained for the development. Structures to be repaired where necessary to provide watertight storage for our client.

Although positioned outside the settlement boundary the proposal involves the replacement of an existing dwelling.

Due to the sites proximity to neighbouring properties its impact will be minimal achieving far in excess of the required separation distances. Although the new property is enlarged compared to the existing unit on site the plot is of ample size to accept the increased footprint proposed.

Access, including movement to and from the site

The site is currently served by an access point off Cockbank Lane, this access point is to be retained as part of the development.

Manoeuvrability on site is somewhat of an issue currently, it's our intention to improve this providing an enlarged driveway to the front of the property to create a turning area allowing vehicles to enter and vacate in a forward motion.

As Cockbank Lane currently supports the access for The Poplars, the slight increase in traffic movements from the enlarged property will not a detrimental impact on the highway safety, as this access is currently serving a residential property.

Good road links are available from A528 located at the Cockbank Lane Road Junction, with the high employment area of Wrexham Industrial estate located only a few miles away a commute by vehicle or bicycle would be possible for occupants.

Public transport links are available within the village of Cross Lanes giving non-car users the opportunity to access the towns of Wrexham & Whitchurch by bus.

The new dwelling will be supplied with a level access entry point in accordance with Part M of the building regulations allowing the property to be accessible by a disabled person.

Environmental Sustainability

The new dwelling will be constructed to comply with current building regulations, therefore vastly more efficient than the current structure occupying the site.

Installation of Efficient boilers and the use of insulation will ensure the dwellings proposed have reduced CO² and will reduce running costs for occupants.

As the property is a replacement dwelling refuse collections etc are currently undertaken in the area and wouldn't affect the current route of refuse collection.

Character and Appearance

Simplistic in its design and appearance the existing dwelling occupying the plot is a typical dwelling for its period located in Cockbank.

Additions to the frontage of the existing property are clear, likely to have been completed during the 50s – 70s which aesthetically have had a detrimental affect to the original elevations of the property.

The additions of flat roof dormer windows due to the low eaves height of the roof have provided the property with that typical 70s appearance where aesthetics seemed to be ignored in favour of the additional footprint created.

Other additions to the property include a glazed conservatory to the rear of the property.

Demolition of the existing structure and proposed replacement dwelling will aesthetically and sustainably improve the plot.

The use of brickwork and render will sympathetically respect the existing dwelling but allow the property to have a modern appearance with the installation of feature windows and storm porch.

Community Safety

Providing a new property to the area will help reduce potential crimes occurring, it would bring a property and site back into use and help reduce the number of blind spots on site.

Natural surveillance of area will increase which will prevent crimes occurring, using the Police.uk web site 12 crimes occurred in the area for the month of March 2022.

The additional and enlarged windows on the proposed dwelling would provide additional natural surveillance to the area.

An occupied dwelling in the area will have a vast improvement on the current situation.

Conclusion

Replacement dwellings should be fully supported by the Local Authority, it provides an opportunity to construct a more efficient home occupying a previous residential site.

Benefits clearly out way any negatives, a positive addition to the vicinity helping to improve natural surveillance form the site is an added bonus.

An application such as this should be fully supported by the local authority planning department.