

Design and Access Statement

Proposed new Dwelling on Land associated with Holly Croft, Bryn Estyn Lane, Wrexham.

Brief

Our clients are seeking permission for the construction of a detached dwelling on land within their ownership.

Focusing on a plan deposited by the LA for the new LDP, our site lies within the KSS2 a housing allocated site, adjacent to the existing settlement limit of Wrexham.

An arboricultural impact assessment is provided to support the application, this has determined the area possible for development avoiding any impacts to the existing trees.

Access, including movement to and from the site

The site will be accessed by means of a new driveway, which is to be installed parallel to the existing driveway serving Holly Croft.

Visibility splays are illustrated on the Planning Site and Location drawing, achieving splays of 88.8m and 147.5m. Although substandard in terms of the splays needed for a 60mph road, its highly unlikely vehicles would be traveling at 60mph in this location due to the layout and nature of Bryn Estyn Lane.

Using experience of driving on roads of this nature 40mph would be a realistic speed, splays illustrated exceed the requirement when this logic is applied.

Car parking and turning facilities are provided on site to ensure occupants of the dwelling can enter and vacate the site in a forward motion.

Although likely to produce a 3 bedroomed property, the sustainable location has meant maximum parking standards aren't applied with many public transport links available a short distance from the site in the town centre of Wrexham.

Environmental Sustainability

The new dwelling will be constructed to comply with current building regulations. Installation of Efficient boilers and the use of insulation will ensure the dwelling proposed has reduced CO² emissions.

As the property are located within a residential area refuse collections are currently undertaken in the area and wouldn't affect the current HGV route.

Character and Appearance

The proposed property would be built sympathetically to the adjacent existing property, this would mean the construction of a property with low eaves to match Holly Croft.

Simple in its design we are proposing an oblong dwelling with gable roof structures, although not for consideration during this application, additions could be provided to a design at reserved matters stage such as dormer windows or gable wall projections to add interest to the development.

Use of facing material is a key factor in the development, for example it is proposed the roof is clad in slate with walls rendered & brickwork to match the existing property, again not for consideration at this stage, these elements are envisaged to allow the property to fit in seamlessly to the vicinity.

Community Safety

Maximizing the use of this parcel of land will enhance the natural surveillance of the area and assist with preventing crimes and reducing number of blind spots associated with the parcel of land.

Using the Police.uk web site 45 crimes occurred in the area for the month of May 2021.

Introducing a property could help reduce the crimes logged in the area such as anti-social behaviour and Arson.

Conclusion

The principle of housing within a proposed allocated housing site should be supported by the LA. Recognised as an area that can assist with reducing the deficit of new homes needed for the county borough.

The proposal is to maximize the potential of the site is in line with local planning policy.

Access arrangements are proposed as part of the supporting documentation, and would produce minimal additional traffic movements to the wider region.

With all these benefits detailed above we believe that full support of this planning application is justified.