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Design and Access Statement



Statement prepared for:

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10 Ffordd Caerfyrddian,
Wrexham,
LL11 2LD

Statement required for:

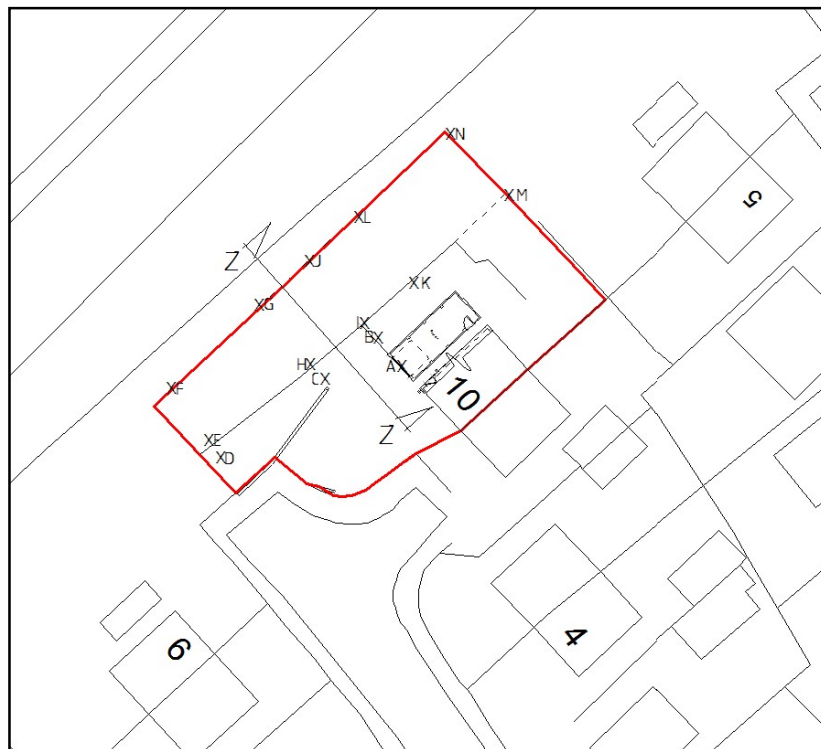
Outline application for residential development on land adjacent to 10 Ffordd Caerfyrddian, Wrexham, LL11 2LD.

1. Brief:

- 1.1** We have been approached by our client to seek the outline planning permission required for development of the land adjacent to their property.
- 1.2** Our client's intention is to develop the site into 1 residential dwelling.
- 1.3** The proposed scheme has been developed and considered with relation to national, regional and local planning policies and all relevant frameworks. All throughout there has been a working relationship between ourselves, and the client.

2. Assessment

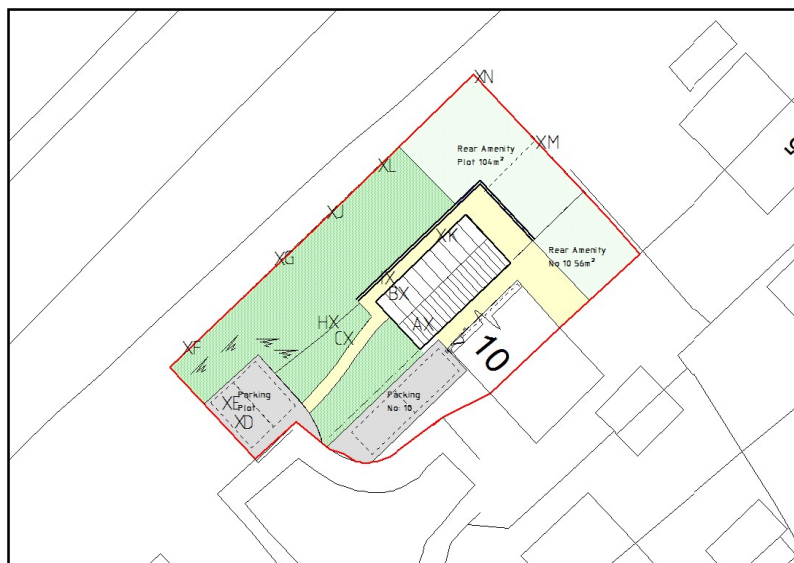
- 2.1** Our initial task was to gather dimensions across the site to assess the possibilities of gaining the residential unit as discussed with our client.
- 2.2** The site is a fairly square parcel of land and is currently used as amenity space for 10 Ffordd Caerfyrddian in addition to the rear garden space.
- 2.3** Being a sloping parcel of land we have provided details indicating the slopes by means of sectional drawings and levels taken at the proposed development site.
- 2.4** With the site being situated next to semi-detached and detached dwellings, it is an ideal location to become an "infill plot".



1. Existing Site Plan

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

- 3.1** We are proposing to create an access to the site off Ffordd Caerfyrddin to enable the development to take place on the parcel of land.
- 3.2** Ffordd Caerfyrddian is on Ffordd Mon which is accessed off B5425, New Road. The B5425 runs from Llay into Rhosddu within Wrexham. Wrexham town centre can be accessed just off the B5425.
- 3.3** One additional dwelling using the B5425 would have minimal affect on current traffic generation to and from the access point of Ffordd Mon.
- 3.4** Ffordd Caerfyrddin is only 2.9 miles from Wrexham town centre and 2.7 miles from Llay. As stated, the site has good road links to the town centre of Wrexham via B5425. From Wrexham the A483 and A55 can be accessed which provide excellent road links to the rest of North Wales, Chester and England.
- 3.5** A bus stop is located 0.2 miles away from Ffordd Caerfyrddin providing public transport from Llay into Wrexham.
- 3.6** 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.
- 3.7** 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.
- 3.8** 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.



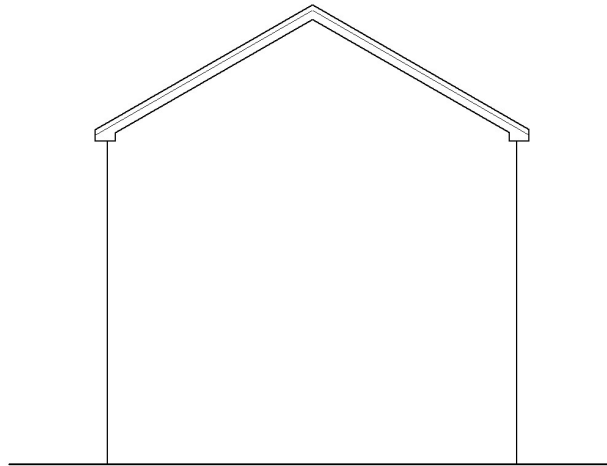
3. Proposed Site Plan

4. Character:

- 4.1** This residential area has a clear reputation of both semi-detached and detached dwellings. Ffordd Caerfyrddin comprises a variety of different styled two storey detached and semi-detached dwellings which adds character to the area.
- 4.2** Properties along the street mostly consist of brickwork with some render, cladding or stone units to part of the dwellings.
- 4.3** The dwellings located on Ffordd Caerfyrddin mostly have average sized gardens. No 10 with its large garden area is not typical of the street.
- 4.4** Modern and traditional dwellings are present in the locality with modern coloured brickwork, tiles and uPVC windows.
- 4.5** Properties on the street scene have also had new windows which injects the street scene with character having different styles and colour windows.

5. Appearance

- 5.1** The site layout had been determined by surrounding properties, access of the site and the actual size of the site.
- 5.2** The aim of the development is to provide an additional home to the area, on a parcel of disused amenity space associated with no 10 Ffordd Caerfyrddin.
- 5.3** The principle elevation of the property is South-West facing to allow for maximum usage of the site.
- 5.4** We have illustrated a gable roof structure to the property. This feature will provide additional character to the appearance and allow the property to fit into the street scene seamlessly.
- 5.5** The proposal is to construct the dwelling to be sympathetic to the surrounding area. This would mean using traditional materials such as brickwork for the external walls.
- 5.6** Roof coverings are to be tiles to match the coverings used on the adjacent properties.



4. Typical Elevation

6. Community Safety

- 6.1 According to information available to the general public there has been 6 crimes reported in the vicinity for the month of January 2022. This information has been obtained from the Police website (www.Police.uk)
- 6.2 There is very little reason to suggest why the introduction of a residential development to the area would see an increase in these crime figures.
- 6.3 The new development will improve on natural surveillance, with residential occupancy on the site rather than a rarely used amenity space. The design and layout of the whole site has been assessed to ensure that any blind spots and hiding places are kept to a minimum.

7. Local And National Polices.

- 7.1 The proposed residential development is compliant with policies PS1, PS2, PS3 and PS4 of the Wrexham UDP.
- 7.2 Our Scheme to develop this parcel of land will be compliant to Policy GDP1.

8. Environmental Sustainability

- 8.1 The building will be fully insulated to meet the requirements of the current Building regulations, thus ensuring the dwellings will be thermally and acoustically efficient.
- 8.2 Double glazed units will be used throughout and energy-efficient heating system will be installed to heat the dwelling.

- 8.3** The dwelling 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 of more than one per 75m² or 75% of fixed lighting units.

9. Conclusion:

- 9.1** We feel this planning application should be looked favourably upon and granted permission, as we feel there are no justifiable reasons for refusal.
- 9.2** By agreeing this development in principle, the local authority will make use of a mainly disused piece of land and provide the area with an attractive new development.
- 9.3** With this site being an "infill plot" and conforming with the local development policies, we believe that this land would be ideal for a family home within the local community.
- 9.4** The proposal would provide a welcome addition to the street scene, adding to the characteristics of the area and improving on the natural surveillance.
- 9.5** The development will be sustainable to the area with services located in close proximity to the application site.

*Document Prepared by:
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