

Blueprint Architectural Services Ltd

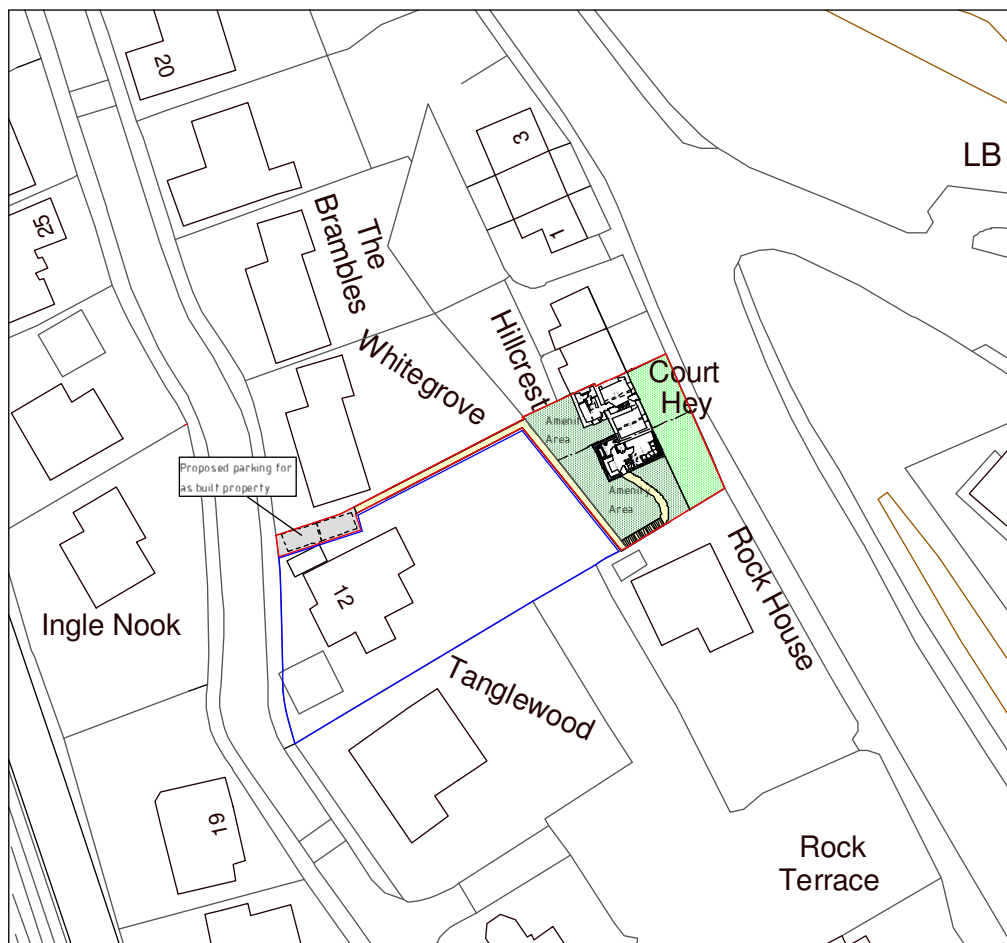
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Design and Access Statement



Statement prepared for:

Mr Tim Edwards

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Statement required for:

Subdivision of Court Hey 3 Hillcrest Mold Road, Cefn Y Bedd, Wrexham.

1. Brief

- 1.1** We have been employed by our client to prepare a planning application for the subdivision of 3 Hillcrest in retrospect.
- 1.2** Planning permission was obtained by our client to extend the property, creating additional bedrooms and living areas for the existing property.
- 1.3** It was recognised the site could be further developed to produce 2 separate residential dwellings. Ample amenity space is available on site to serve the dwellings.

2. Access, including movement to and from the site

- 2.1** The site is located within the County Borough of Wrexham. Located in Cefn Y Bedd the site is in close proximity of good public transport links in the form of bus routes and train services with the station located approximately 10-minutes walk from the application site.
- 2.2** The location of these public transport links in relation to the application site, will help reduce the reliance of the private car, with options available to occupants to reduce their own carbon footprint making use of public transport links.
- 2.3** The train service operating through Cefn Y Bedd provides links to Liverpool via Bidston and in the opposite direction the market town of Wrexham. Other villages and towns can be accessed using this public transport service such as Hope, Buckley and Gwersyllt.
- 2.4** A regular bus service is provided near the site allowing occupiers that haven't the access to a private vehicle an easy commute to the nearby towns of Wrexham & Mold using Arriva Bus no: 26/27.
- 2.5** A key component to producing a separate dwelling on the application site is off street parking. This has been recognised by our client with our proposal including off street parking for the new dwelling, accessed off Oak Alyn Court. As noted on our site and location plan it is proposed to provide 2 no spaces for the dwelling. This will include an access pathway from the parking spaces to the residential dwelling.
- 2.6** There are excellent road links available from the site, for example the nearby town of Mold is within a short drive of the site accessed via the A541. The A494 is accessed at a roundabout just before Mold off the A541 and connects to the A55 express way connecting Mold to Chester as well as the North Wales coast meaning The City of Bangor is within an hour's car journey.
- 2.7** The A483 is located at the Mold Road junction within Wrexham and provides direct links to the City of Chester and town of Oswestry where many conveniences can be found.

3. Character

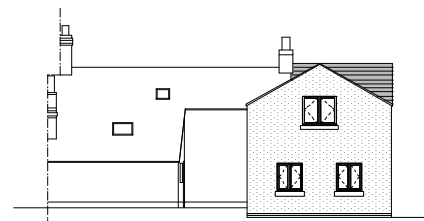
- 3.1** The external appearance of the property will remain as existing. No changes are proposed to the external appearance of the property as constructed.
- 3.2** The house boasts an end terrace plot providing ample amenity space, located within the Sydalit Settlement boundary the property adds to the characteristics of the area.
- 3.3** The property has a rendered finish the external walls with a naturally slated roof in-keeping with the attached residential dwelling.
- 3.4** With the various architectural designs and periods of construction in Cefn y-Bedd there are number of facing materials used within the village, from brickwork, to render and pebble dash. When walking around the village there doesn't seem to be a president for the type of construction in the village.



Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100

1. Elevations

4. Appearance

- 4.1** Following the subdivision, the external appearance of the property has remained unaltered.
- 4.2** The elevations above show gable roof structures. This is a method of construction that is traditional to the vicinity.
- 4.3** The property is provided with adequate opening lights for each room which provides a comfortable home for the occupiers.

5. Community Safety

- 5.1** According to information available to the general public there has been 22 crimes reported in the vicinity for the month of August 2021. This information has been obtained from the Police website (www.Police.co.uk).
- 5.2** There is no reason to suggest why the subdivision of the property would increase the crime figures in this area.
- 5.3** Natural surveillance will be improved due to the occupation of properties by 2 separate individuals.

6. Environmental Sustainability

- 6.1 With the development near to excellent public transport links, subdivisions of this nature will help reduce the carbon footprint for occupants, this could ultimately lead to a reduction in use of private motor vehicles.
- 6.2 This application in retrospect provides 2 ample homes within the same footprint as the existing dwelling, this is seen as a good use of existing resource and environmentally sustainable.

7. Conclusion

- 7.1 We feel this planning application should be looked favourably upon and granted permission, the application demonstrates an excellent use of space and caters for off street parking for the new dwelling.
- 7.2 We are seeking permission for a subdivision that has occurred. This has enhanced natural surveillance, with the property being occupied by 2 independent persons.
- 7.3 The dwelling is in a sustainable location, located within the settlement boundary limit of Sydalit, with the inclusion of off street parking we see no justifiable reasons to refuse the application.

Document Prepared by:
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on behalf of Blueprint Architectural Services Ltd