

Blueprint Architectural Services Ltd

Office 3K4 Redwither Tower, Redwither Business Park, Wrexham. LL13 9XT

Tel: 01978 356500

design@blueprintarchitectural.com

www.blueprintarchitectural.com

Design and Access Statement



Statement prepared for:

Trecot Ltd

Civils House
Davy Way
Llay Industrial Estate
Llay
Wrexham
LL12 0PG

Statement required for:

Proposed residential development on land at Old Wrexham Road, Gresford comprising of 2no detached dwellings, new access point & associated parking to frontage.

1. Brief

- 1.1** We have been employed by our client to obtain planning permission for the construction of 2no detached properties.
- 1.2** A planning enquiry was submitted by ourselves for the application site for the erection of 2 large detached properties with central access road, feedback on the enquiry submitted indicated a positive outcome.
- 1.3** A recent application for the site which consisted of 8no mews style properties was withdrawn following initial comments relating to design/ecology and highways concerns.
- 1.4** When viewing this vacant portion of land on the edge of the village it was deemed a plausible site to investigate further for the development of residential properties.

2. Access, including movement to and from the site

- 2.1** The site is located in the village off Gresford within the county borough of Wrexham, Gresford is a busy village and highly sought after location to reside. Established convenience stores are in the village centre, from a local grocery store, local butcher and a post office.
- 2.2** Old Wrexham Road is accessed off the intersection of road between Chester Road and Vicarage Lane, a road junction which is controlled by traffic lights. The B5445 (Chester Road) connects Gresford to the nearby villages of Marford and Rossett. In the opposite direction the town of Wrexham can be accessed where a large employment base can be found.
- 2.3** The B5445 connects to the A483 bypass at the Gresford Roundabout road intersection, this road network provides excellent links to the City of Chester and also road networks beyond such as the A55 which connects Wrexham to the North Wales coastal towns of Conwy and City of Bangor.
- 2.4** Regular buses are available into the village of Gresford. Bus service no.1 travels from Wrexham to Chester at regular intervals giving non car users excellent public transport links to the nearby town centre of Wrexham and city centre of Chester.
- 2.5** Additional modes of public transports are available in Wrexham or Chester in the form of a train. Wrexham provides a direct route to Bidston travelling through the villages and towns of Caergwrle, Hope & Buckley. The train network in Chester is far greater with various destinations available such as, Crew, Manchester & Liverpool.
- 2.6** The application site is accessed off Old Wrexham Road, a new access point proposed. The access road will be 4.8m wide minimum to allow 2 vehicles to pass safely ensuring cars aren't waiting on Old Wrexham Road causing a hazard.
- 2.7** As the development proposed is for 2no dwellings it has been confirmed a footway fronting the site will not be required to serve the additional properties, as the footfall increase will be minimal as part of the proposed development.



1. Proposed Site Plan

3. Character

- 3.1** The sites current characteristics are typical of a paddock, having hedgerows forming boundary treatments. Due to the lack of maintenance of boundary treatments the site is obscured by vegetation when viewed off the highway.
- 3.2** Residential properties are located to the North and East of the site. Properties to the East are terraced properties, Victorian in style providing architectural brickwork coins surrounding original first floor fenestration with render infill panels. The properties provide an interesting street scene.
- 3.3** It is understood the terrace properties will have been constructed during the mining age of the area. Housing miners for the nearby Gresford colliery.
- 3.4** A large detached rendered property is located to the north, this appears to be Georgian in style with vertical emphasis windows. The size and location of the property indicate the property was once an important property to the area, surrounded by what are best described as workers dwellings.
- 3.5** Gresford a highly sort after location, has a large variety of dwellings present, from multiple house types on housing estates to one off self-build projects. Gresford is bursting with character. A building which is in the most prominent location in the village would have to be The Plough. A traditional building with large vertical emphasis to fenestration on the elevations.
- 3.6** The village itself has been increased in size recently with the introduction of The Pavilions housing estate located off Chester Road. The introduction of these properties provide a modern addition to the area, constructed by a local award winning developer. The

development provides a high quality, modern development which adds to the characteristics of the village.



Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100

2. Proposed Elevations

4. Appearance

- 4.1** The appearance of this development seeks to enhance, yet be in-keeping with the vicinity, adding modern yet traditional dwellings to the area.
- 4.2** The proposed design of the properties has been taken from an existing dwelling located on Old Wrexham Road. Georgian in its appearance with vertical emphasis windows, the existing property adds character to the vicinity, something our proposed development is seeking to achieve.
- 4.3** The dwellings are to be constructed with facing brickwork. This will ensure a maintenance free facade which will also fit in with the locality, having a mixture of materials present on adjacent properties. Roofs are to be clad with natural slates to retain the traditional feel of the village.
- 4.4** Other features of the development is the retention of the existing hedgerow (re-located as required), and access to the paddock. This will assist in the use of the land beyond ensuring access is a simple task following the development of the 2no dwellings. Parking will be provided to the frontage with the hedgerow acting as a screen to the development and retaining the existing characteristics of the boundary treatments along Old Wrexham Road.
- 4.5** It was discussed during the design phase of the proposal to include a bedroom above the proposed garage, this assisted with reducing the footprint and height of the dwelling ensuring its impact on neighbouring properties is limited.

5. Community Safety

- 5.1** According to information available to the general public there has been 21 crimes reported in the locality in September 2018. This information has been obtained from the Police website (www.Police.uk)
- 5.2** There is no reason to believe this will be increased by the construction of 2 dwellings our client is proposing.
- 5.3** The addition of 2 properties will improve on natural surveillance, increasing the viewing perimeters of the vicinity.

6. Environmental Sustainability

- 6.1** Due to the location of the application site within a residential area the proposal is deemed as sustainable to the vicinity with all services in close proximity.
- 6.2** The construction of new build properties will ensure they are thermally efficient and are constructed in line with current Building Regulations Standards.
- 6.3** As part of the development contractors must ensure 100% of light fittings are efficient fittings. Boilers that are to be installed to heat the dwellings must have a Sedbuk rating of at least 89%. By installing such a boiler it will help reduce our carbon footprint.
- 6.4** It may become apparent there is a requirement to install renewables such as PV panels to ensure proposed dwellings will comply with current building regulation requirements by means of a SAP report. This works will be completed following detailed planning approval and building regulations approval.

7. Conclusion

- 7.1** We feel this planning application should be looked upon favourably as we feel there are no justifiable reasons for refusal.
- 7.2** The addition of 2no properties to the area will help reduce the deficit of new homes for the County Borough.
- 7.3** The proposal is in-keeping with surrounding dwellings and will enhance the current characteristics.
- 7.4** Due to the location of the application site within an existing residential area the proposal is seen as sustainable to the area, with services in close proximity to the application site.

Document Prepared by:
Dafydd John Edwards ACIOB
Senior Architectural Technician
on behalf of Blueprint Architectural Services Ltd

Revision A by:
Dafydd John Edwards ACIOB