

Design & Access Statement

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Design and Access Statement Rev A



Statement prepared for:



Statement required for:

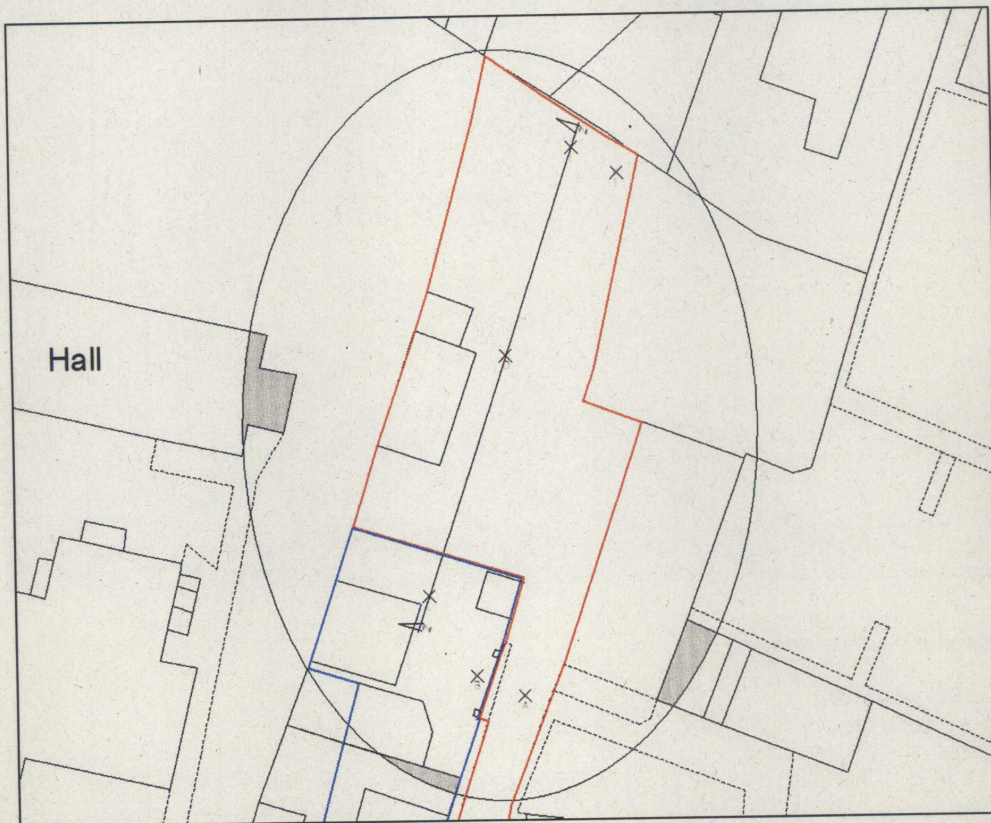
Proposed residential development on land to the rear of 27 Poyser Street to provide 1no. Semi-detached dwellings with associated garden and parking.

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1. Brief

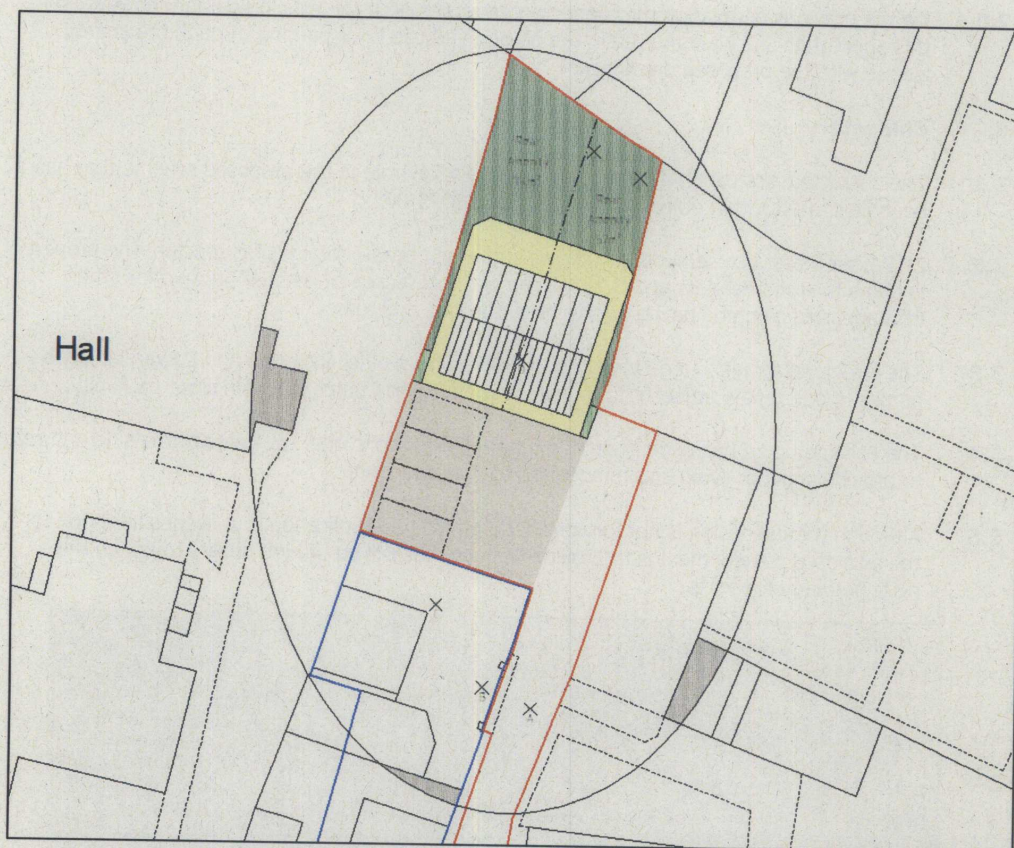
- 1.1 We have been approached by our client to seek outline planning permission for the proposed construction of 2no. Semi detached dwellings on land to the rear of her property.
- 1.2 Following a site visit, it was made apparent the site boasts a large footprint which backs onto 27 Poyser Street.
- 1.3 The design/ scale of the proposal are based on properties within the vicinity. We are attempting to provide additional homes to the area with minimal impact on the surrounding buildings.
- 1.4 This parcel of land has previously gained permission for 2no Semi- detached dwellings, which has since expired. The client is looking to renew the previous permission for the property.
- 1.5 This document aims to provide justification for the Local Authority to support our proposal and will allow 2 affordable 'starter homes' to be built in the Wrexham area.



1. Existing Site Plan

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

- 2.1** A new access is proposed to the former Builders Yard which will serve the new dwellings. This will stem from a shared access with the adjacent flats although it is confirmed that the applicant's deeds contain a right of access over this land.
- 2.2** It is proposed to provide 2 parking spaces per dwelling within the sites boundaries which will safeguard any cars from parking on the adjacent highway. The existing hard standing to the rear of no.27 Poyser Street will be retained for parking facilities with the existing dwelling, together with the shared turning area.



2. Proposed Site Plan

- 2.3** The application site is within the county of Wrexham and only a short distance from Wrexham's Town Centre, which boasts a large variety of shops, takeaways, supermarkets, barbers and pubs.
- 2.4** The proposed site has excellent road links to the centre of Wrexham and Wrexham's Industrial Estate which encompasses a large employment base.
- 2.5** Following Ruthin road for a short distance, the A483 can be accessed which provides easy access to places such as Chester, and in the opposite direction Oswestry and Newtown.

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- 2.6** With the application site being located near the Town's centre, Wrexham's Central Train Station is within close vicinity. This allows access to Liverpool, Chester, Manchester and beyond.
- 2.7** Vehicular splays of 2.4m x 44m can be achieved in a Westerly direction and 2.4m x 43m in an Easterly direction. This complies with the requirements set out within the manual for streets.
- 2.8** Ramped access and level access thresholds will be provided at the main entrance points of the dwellings with ground floor WCs included within the detailed design of the properties. This will ensure the development complies with Part M of the current building regulations.
- 2.9** On the previous permission the client wanted to demolish the existing garage, however on this application she wants to retain the garage and use it for parking through the shared access with the proposed dwellings.

3. Character

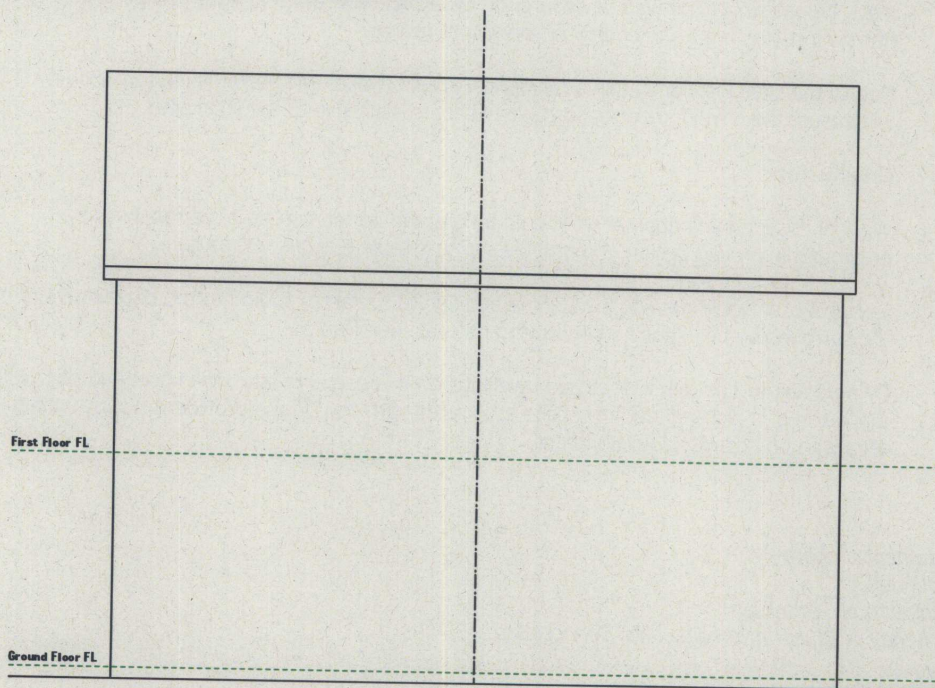
- 3.1** The characteristics within the area have played a key role in the proposed scheme that has been illustrated within drawings S075/002 and S075/003.
- 3.2** 27 Poyser Street is a semi-detached dwelling which boasts retains of character. The property is home to stone headers and cills, with an external facade of painted brickwork to the frontage, and common facing brickwork to the side and rear.
- 3.3** The street welcomes a large variety of buildings, from older Victorian and Edwardian style homes, modern flats adjacent to the site and All Saints Church is within close proximity.
- 3.4** The existing home has undergone a number of extensions over the years to the side and rear to provide superior living accommodation to the occupants.
- 3.5** Although the full design is not for consideration for this application, our client's intention for the proposed development is to provide designs that will be of high quality to match the neighbouring properties.



3. 27 Poyser Street

4. Appearance

- 4.1** The proposal will consist of 1 pair of semi detached dwellings, with more than adequate amenity space serving the properties.
- 4.2** The development has been positioned carefully on site to ensure adequate separation distances can be achieved to the neighbouring properties and overlooking will not occur.
- 4.3** We have illustrated a gable roof structure to the properties, although appearance is not for consideration during this application.



Typical Elevation

4. Typical Elevation

5. Community Safety

- 5.1** According to information available to the general public there has been 65 crimes reported in the vicinity for the month of May 2018. The crimes reported vary from anti-social behaviour to violence. This information has been obtained from the Police website (www.police.co.uk).
- 5.2** There is very little reason to suggest why the introduction of new residential dwellings would see an increase in crime figures.

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- 5.3** With the inclusion of this development to the area, natural surveillance would be vastly improved.

6. Environmental Sustainability

- 6.1** The dwellings will be fully insulated to meet the requirements of the current Building Regulations, thus ensuring the dwellings will be thermally and acoustically efficient.
- 6.2** Double glazed units will be used throughout and energy-efficient heating systems will be installed to heat the dwellings.
- 6.3** The dwellings will be fitted with lighting outlets which take lamps of luminous efficacy of at least 40 lumens/ circuit watt to ensure the dwellings have efficient light fittings. 100% of light fittings installed are to be energy efficient light fittings.
- 6.4** Due to the sites location within a residential area, services will be within close proximity. This will ensure the development opportunity will be sustainable to the local area.

7. Conclusion

- 7.1** We feel this planning application should be granted permission as it is a renewal of a previously approved design and provides no justifiable reasons for refusal.
- 7.2** The proposal would provide a welcome addition to the area, adding to the characteristics of the surrounding buildings and improving natural surveillance.
- 7.3** By agreeing to 1no. Semi-detached dwellings on this parcel of land, the Local Authority will make use of a disused amenity space associated with no. 27 and provide the surrounding area with an attractive development.

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Rev A prepare by:
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