

Blueprint Architectural Services Ltd

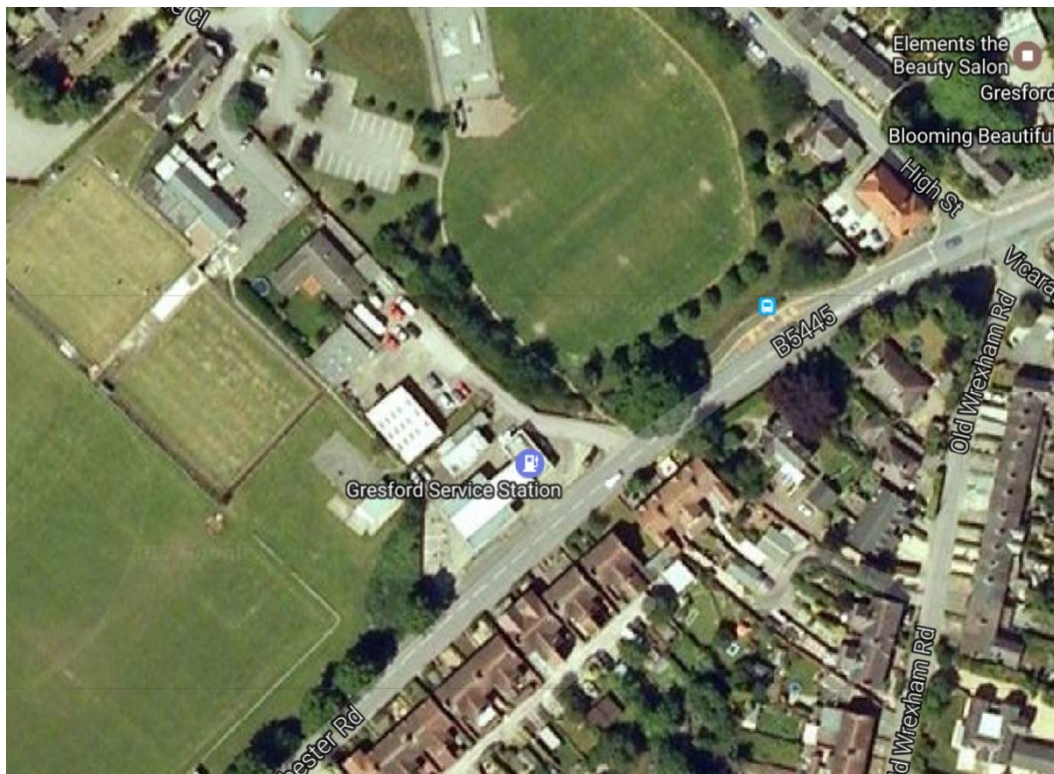
Office 3K4, Redwither Tower, Redwither Business Park, Wrexham. LL13 9XT

Tel: 01978 356500

design@blueprintarchitectural.com

www.blueprintarchitectural.com

Design and Access Statement **Rev E**



Statement prepared for:

Mrs Caroline Morgan

Balmuir Garage
Chester Road
Gresford
Wrexham
LL12 8TL

Statement required for:

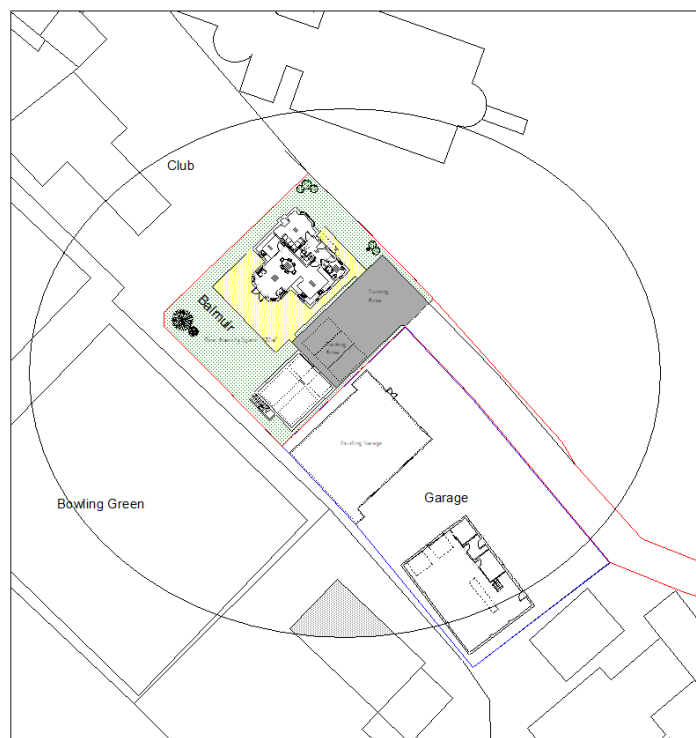
Proposed demolition of existing dwelling along with house garage and construction of new dwelling and personal garage on residential land associated with Balmuir Garage, Chester Road, Gresford, Wrexham. LL12 8TL.

1. Brief

- 1.1** We have been employed by our client to obtain planning permission to demolish the dwelling along with house garage on residential land associated with Balmuir Garage and construction of a new two storey dwelling and personal garage.
- 1.2** There has been some planning history on the site prior to this application. The site has previously had permission for a residential development for construction of 4no dwellings. Ref: P/2017/0695.
- 1.3** Given the sites central village location, the proposal will improve the street scene by replacing the unattractive existing dwelling with a new, more attractive property.

2. Access, including movement to and from the site

- 2.1** The site is located within the village of Gresford within the county borough of Wrexham. Gresford is a busy village and highly sought after location to reside. Various conveniences are in the village centre, from a local grocery store, butchers and a post office.
- 2.2** The site is accessed off Chester Road the main road through the village. 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.



1. Proposed Site Plan

- 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 existing access point to Balmuir Garage is to be re-used for the proposed development. This access point provides more than adequate visibility splays in an easterly and westerly direction.
- 2.7** The house shares an existing access with the current working garage. Our proposal will show the existing access to the 2 uses will be unchanged.



2. Properties Fronting Chester Road.

3. Character

- 3.1** 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.
- 3.2** When viewing properties along Chester Road it was noted the large variety of property types in close proximity to the application site. The dwellings nearby are of traditional construction, constructed with Ruabon Red brick and render. This is a common combination seen throughout the vicinity.

- 3.3** The materials used on the properties provide an interesting street scene with a combination of brickwork and render facades. The dwellings in close proximity of the site are finished with a clay roofing tile, walking along Chester road the use of this material is common along with the use of natural roofing slate. We have proposed to use tiles to Local Authority approval in hope of keeping the characteristics in line with the existing properties within the vicinity.
- 3.4** The combination of dwellings and commercial properties lining the main highway through a village is not uncommon. The characteristics of the village can be found in other areas of the county. Coedpoeth a village approximately 6 miles away has similar characteristics in the form of the village with commercial and residential properties mixed together.



3. Proposed Elevations

4. Appearance:

- 4.1** We have included a 2 story dwelling on the site, along with a detached garage.
- 4.2** The elevations above shows gable roof structures, a method of construction that is traditional to the vicinity.
- 4.3** The dwelling will be provided with adequate opening lights for room sizes to provide a comfortable home for occupiers of the dwelling.
- 4.4** The proposed appearance took shape from the existing property. Given the extent of the existing property the proposal will not be seen as over development, with adjacent properties some distance away, the 2 story development can be easily accommodated.

4.5 As part of the design process it was also important to incorporate materials that have been used in the vicinity. Brick plinths and rendered facades have been included in the design. These features can be seen on properties within the area.

4.6 Whilst the existing property is only single storey, the majority of the surrounding dwellings are 2 storey structures. Our proposal of a 2 story dwelling will not be deemed as out of character for the area with such a variety in close proximity to the application site.

5. Community Safety

5.1 According to information available to the general public there has been 15 crimes reported in the locality in January 2018. This information has been obtained from the Police website (www.Police.uk)

5.2 There is no reason to believe crime figures will increase by the inclusion of our proposed development to the area.

5.3 Providing a 2 storey property to the vicinity it will allow natural surveillance for the area to improved enhancing the viewing parameters from the dwelling.

6. Environmental Sustainability

6.1 The Dwelling will be fully insulated to meet the requirements of the current Building regulations, thus ensuring the properties will be thermally and acoustically efficient.

6.2 Double glazed units will be used throughout and energy-efficient heating system will be installed to heat the dwelling.

6.3 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. 100% of light fittings installed are to be energy efficient light fittings.

7. Conclusion:

7.1 We feel this planning application should be looked favourably upon and granted permission as we feel there are no justifiable reasons for refusal.

7.2 Development of this parcel of land within the community will vastly improve on the current characteristics of the site, improving on natural surveillance for the area.

Document Prepared by:
Jack Felgate
Trainee Architectural Technician
on behalf of Blueprint Architectural Services Ltd

Rev A: S.M.E. – 05/04/2018
Rev B: D.J.F. – 13/04/2018
Rev C: D.J.F. – 01/05/2018
Rev D: S.M.E. – 04/05/2018
Rev E: D.J.F. – 15/06/2018

