

ACCESS STATEMENT

P /2016/0582

PROPOSED CONVERSION OF 1NO LISTED FARM BUILDING

TO FORM 1NO. DWELLING (SINGLE STOREY)

AT RED HALL, PLAS BOSTOCK, COMMONWOOD, WREXHAM, LL13 9TF

ACCESS – MOVEMENT TO, FROM AND WITHIN THE DEVELOPMENT

The site is accessed off Shepherds Road, Commonwood, Holt which connects to Wrexham Road (a534). The proposal would have no detrimental impact on safe access, egress and manoeuvrability

The proposal will utilise the existing vehicle and pedestrian access points that serve the main farmhouse and extant converted building which was approved by a separate planning access. Two parking spaces will be provided within the yard area, with one space being 3m wide for people with diminished physical movement. Furthermore the parking and turning area will be surfaced in a bonded finish over the existing hard-core. Care will be taken to ensure level ad finish to front door.

The proposal will retain the existing courtyard area

There are no footpaths that cross the site and the use is full residential

The conversion will be carried out in accordance with Part M Building Regulations with power and light points within the building located for ease of use by occupants with diminished movement. The proposal is single storey therefore manoeuvrability inside and outside the property is safe and available without discriminations

The applicant is committed to building in the environment to include accessibility and inclusion for all members of the public in accordance with Equalities Act. The proposal creates a dwelling and inclusive environment which is fully accessible for residents and visitors with sensory and physical difficulties.

