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DESIGN AND ACCESS STATEMENT

Project: Erection of single dwelling, parking & associated works
Site: Land at Pentlands, The Greens, Rossett, Wrexham, LL12 0DS

To be read in conjunction with drawing No's and details;

- PR/PD/01 – Existing Site Plan
- PR/PD/02 – Proposed Site Plan
- PR/PD/03 – Proposed Floor Plans
- PR/PD/03a – Proposed Floor Plans & Proposed Site Plan

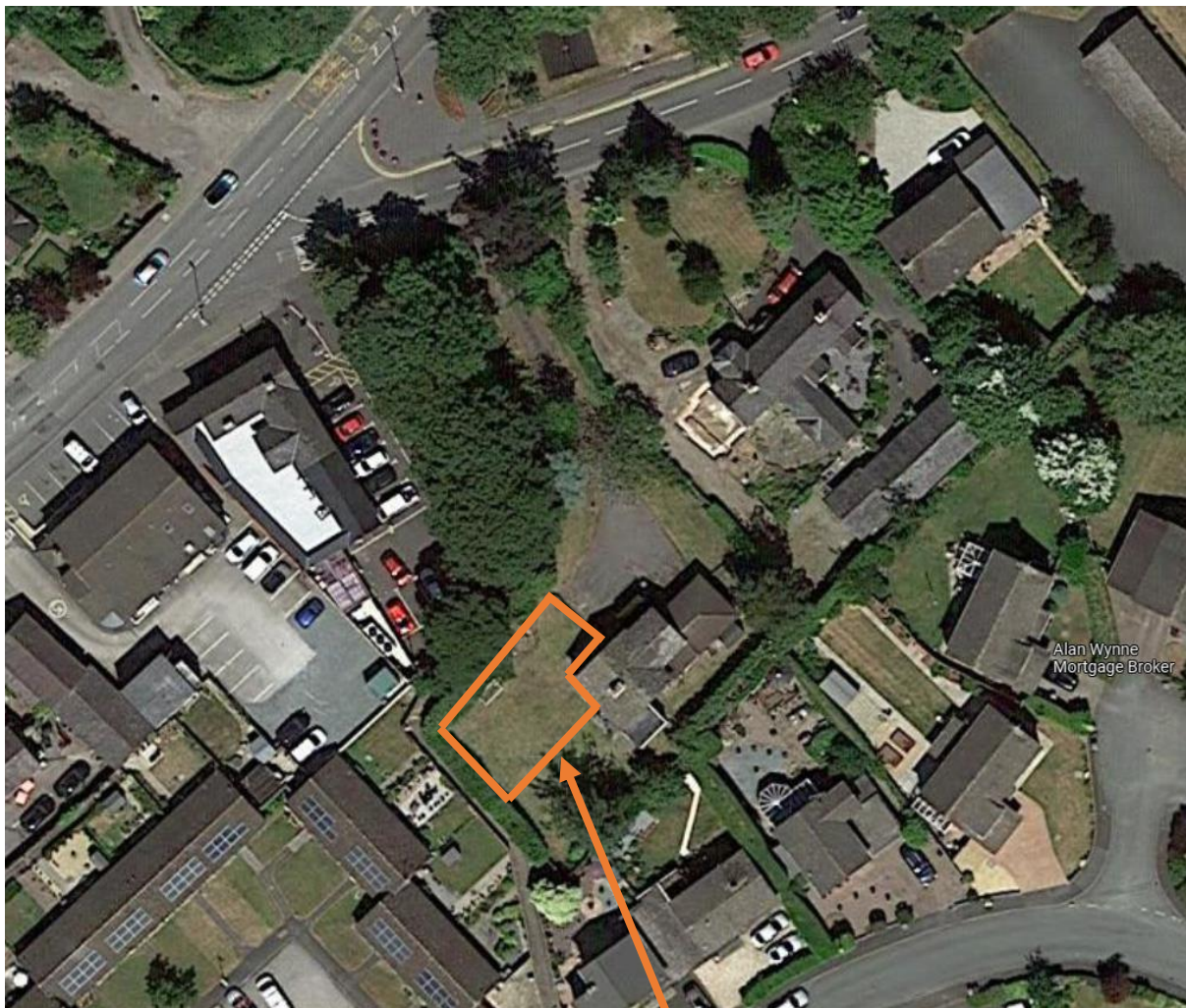


Fig. 1 – Location of Existing Site

Proposed Development Site

1. Introduction

This statement is provided in support of an outline planning application to Land at Pentlands, The Greens, Rossett, Wrexham, LL12 0DS.

The proposal is for a 2-bed detached single dwelling, with parking and associated works outlined in the submitted plans. The single dwelling consists of 2 bedrooms, open plan kitchen, diner and lounge with a main bathroom. There is a second bedroom located within the roof. The externals consist of parking, using the existing access with parking for 2 cars in front of the new dwelling.

Pentlands is located within Rossett Village, a county of Wrexham, North Wales. It is situated on the B5102 accessed from the main road of Chester Road B5445.

The site has a historic planning application under the application code of P/2011/0257, this was submitted in April 2011 and approved in May 2011. This application was approved for a change from a flat roof to a pitched roof over the garage.

2. Site Description / History

The site lies outside any flood zone according to the Wales Resource Map in Figure 2.



Fig. 2 – Wales Resource Map for the Proposed development

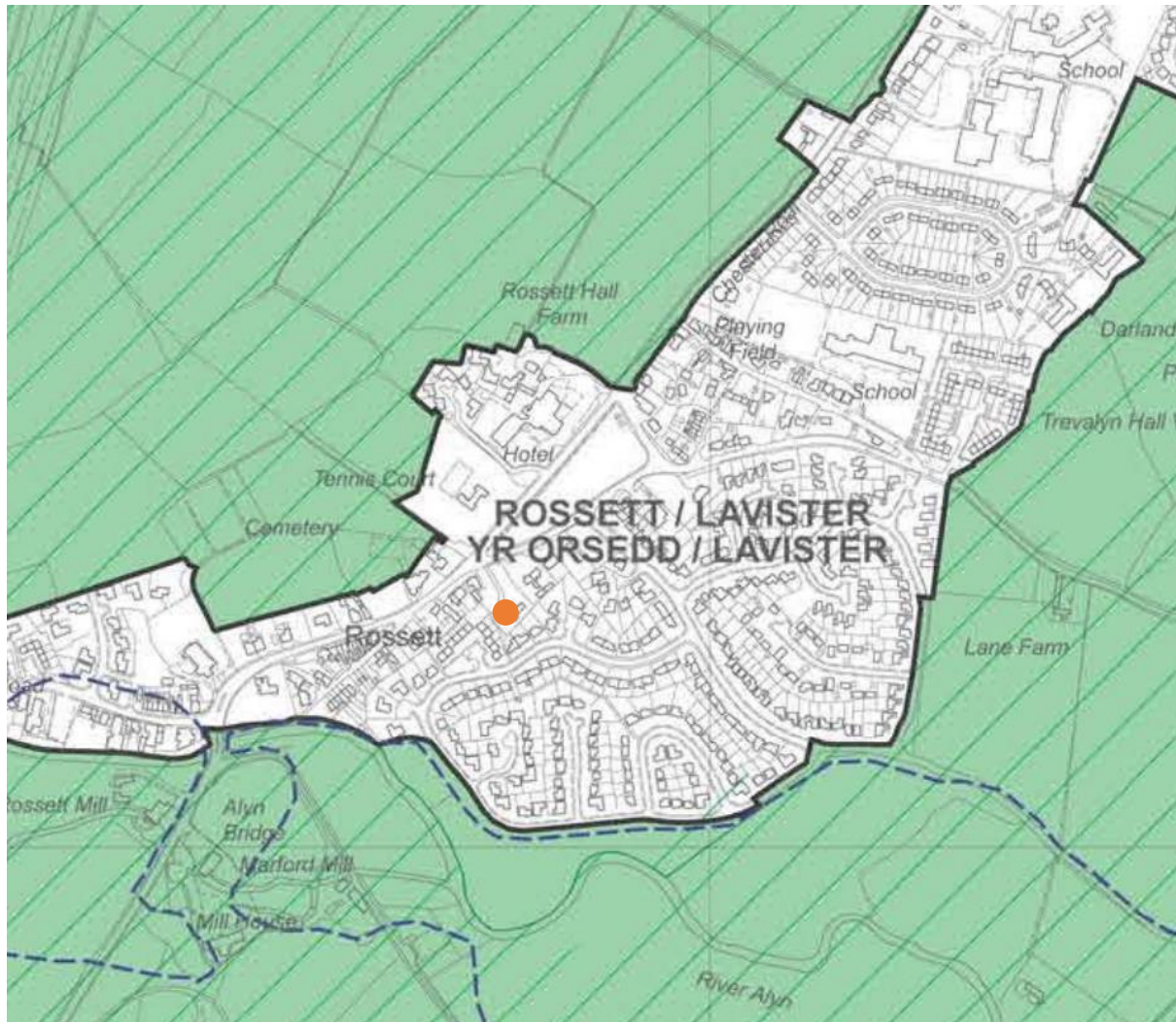


Figure (3) – Wrexham Proposal UDP Map

The highlighted orange circle indicates the location of the proposed development site. The map shows the Settlement Boundary in the thick black line and the green indicates the green barrier.

The development plan for the area is the Wrexham Unitary Development Plan, adopted in 2005. The UDP shows the site settled within the settlement boundary with no further polices being impacted.

3. Proposed Layout

The proposed dwelling has been designed to minimise overlooking to other properties and meets the minimum separation distance in WCBC SPG No. 21.

It is considered that the development would accord with the local planning guidance notes created by Wrexham county council. In Wrexham's Unitary Development document, under the general development principles, it states "ensuring that built development in its scale, design & layout, and the use of materials and landscapes, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality".

The proposed layout consists of;

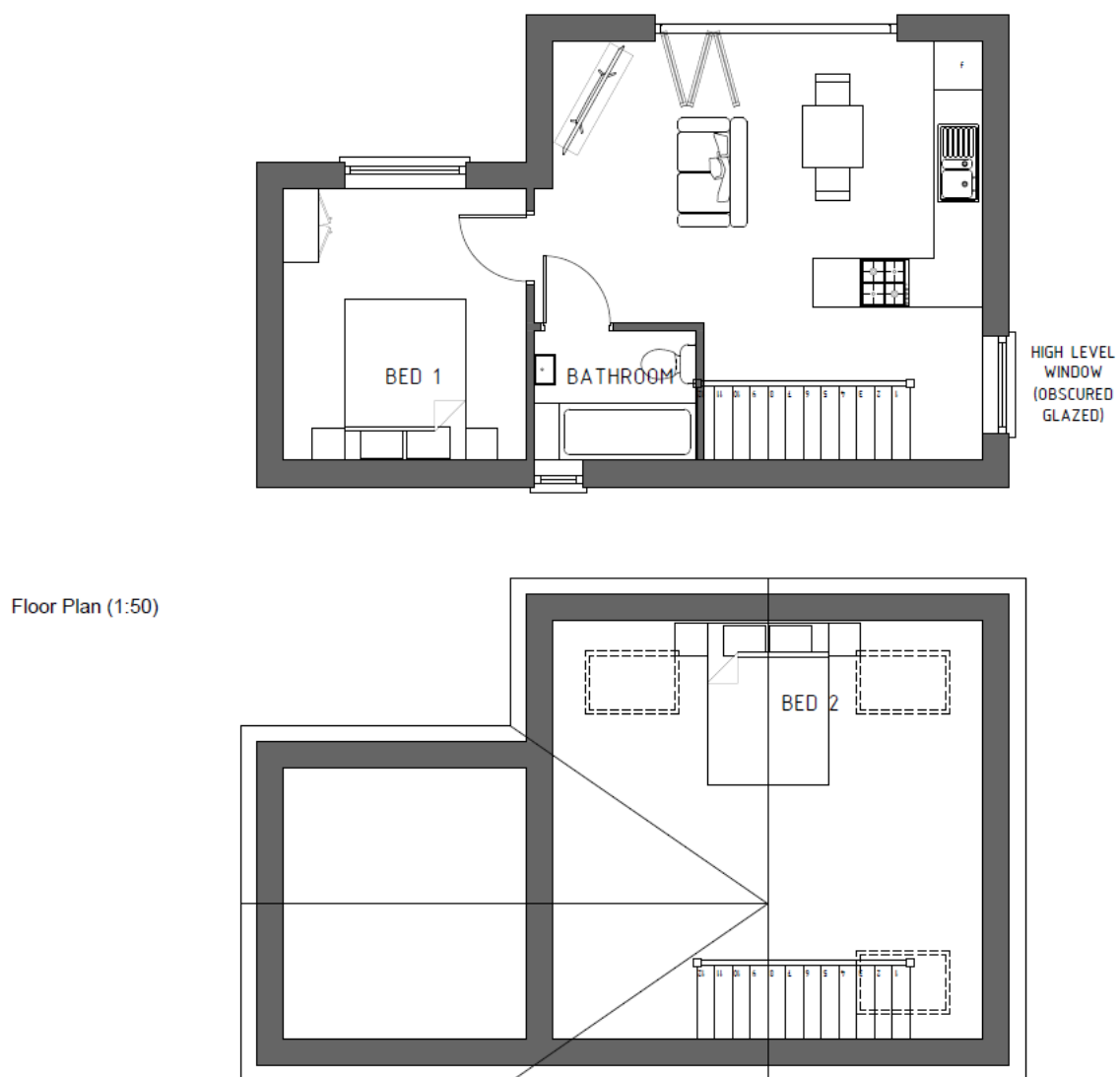


Figure (4) – Proposed Floor Plans

Ground Floor

- The bi-fold doors acting as the access to and from the property, this allows access to the garden around the property.
- The open plan kitchen, diner and lounge with the staircase accessing the room in the roof.
- The main bathroom.

- Bedroom 1.

First Floor (Room in Roof)

- The staircase accessing the ground floor.
- Bedroom 2.
- Proposed two skylights.

Externals

- Proposed fencing to the hedge.
- Patio area in front of bi-fold doors.
- Pathway around the property, with a gate leading to the driveway.
- Tarmaced area parking.

4. Highways

There are local amenities within walking distance of the proposed development site, with access to public transport. Nearby, a bus stop is directly adjacent to one end of the proposed development site.

Adequate walking distances are dependent on the location of the specific development; guidelines indicating acceptable walking distances are provided in the Chartered Institute of Highways and Transportation Document – ‘Guidelines for providing journeys on foot’, as shown within the following table;

Figure (5) – Guidelines from Highways & Transport Document

	Town Centres (m)	Community/School Sight Seeing	Elsewhere (m)
Desirable	200	500	400
Acceptable	400	1000	800
Preferred Maximum	800	2000	1200

The Local Development Plan, implemented by Wrexham County Council states “In order to facilitate a safe, efficient and integrated transport and communications system and improve accessibility throughout the County, new development will be expected to incorporate requirements, such as minimising the number and length of journeys especially by private car and/or enabling alternative means of travel including cycling and walking”.

The proposed development assists in sustainable development because it is located within close proximity to many facilities that are required day to day. The following table indicated distances and travel times to a number of destinations from the proposed development;

Figure (6) – Table showing the destinations and travel time from the proposed development site.

Facility	Location	Travel Distance (Miles)	Walking Time (Minutes)	Cycling Time (Minutes)	Drive Time (Minutes)
Education	Saint Peter's Church in	0.4	8	2	2

	Wales Primary School. Darland High School	0.4	9	2	1
Convenience/Food Store	Co-op Food – Rossett	154 ft	1	1	1
Supermarket	Aldi - Wrexham	5.4	1 hour 50 min	39	8
Post Office	Gresford Post Office	2.2	46	14	5
Cash Machine/ATM	ATM Co-op Rossett	148 ft	1	1	1
Doctor/Medical Centre	Alyn Family Doctors	0.4	7	2	2
Pharmacy	Rossett Pharmacy	0.1	2	1	1
Bus Stop	Butchers' Arms Bus Stop	180 ft	1	1	1
Railway Station	Cefn-y-Bedd Railway Station	4.1	1 hour 22 min	28	10
Public House	The Hideout Bistro & Bar	217 ft	1	1	1
Fast Food Takeaway	Sun Wah Takeaway	0.4	7	2	1
Employment	Evans Lamsley Employment Law & HR Solicitors	1	17	4	3
	Wrexham Llyndir Hall Hotel	0.6	13	3	2
	The Gatehouse Veterinary Centre	0.9	17	4	2
Children's Play Area / Skate Park	Rossett Play Area	210 ft	1	1	1

5. Scale

The scale of the property can be measured from the proposed submitted plans. The proposed development, shown in red is 0.04 Hectares.

6. Landscaping

The existing landscaping located within the curtilage of an existing dwelling consists of hardcore, grass scrubs and trees.

The intention is to make the landscaping around the proposed dwelling match the characteristics of the existing site, this would include additional soft landscaping planting around the proposed dwelling and adding any additional planting to the existing dwelling.



Figure (7) – Image showing the proposed site looking towards existing parking.

The intention is to utilise the existing driveway which is used by the existing dwelling on this site. Proposed driveway / parking area to the front of the proposed bungalow dwelling for 2 cars. The existing access is suitable for passing of two cars.

The existing shrubs to the property are to remain, a new fence will be erected for the proposed dwelling to access their property from the parking area. The boundary to the proposed bungalow will consist of shrubbery.



Figure (8) – Proposed Site Layout

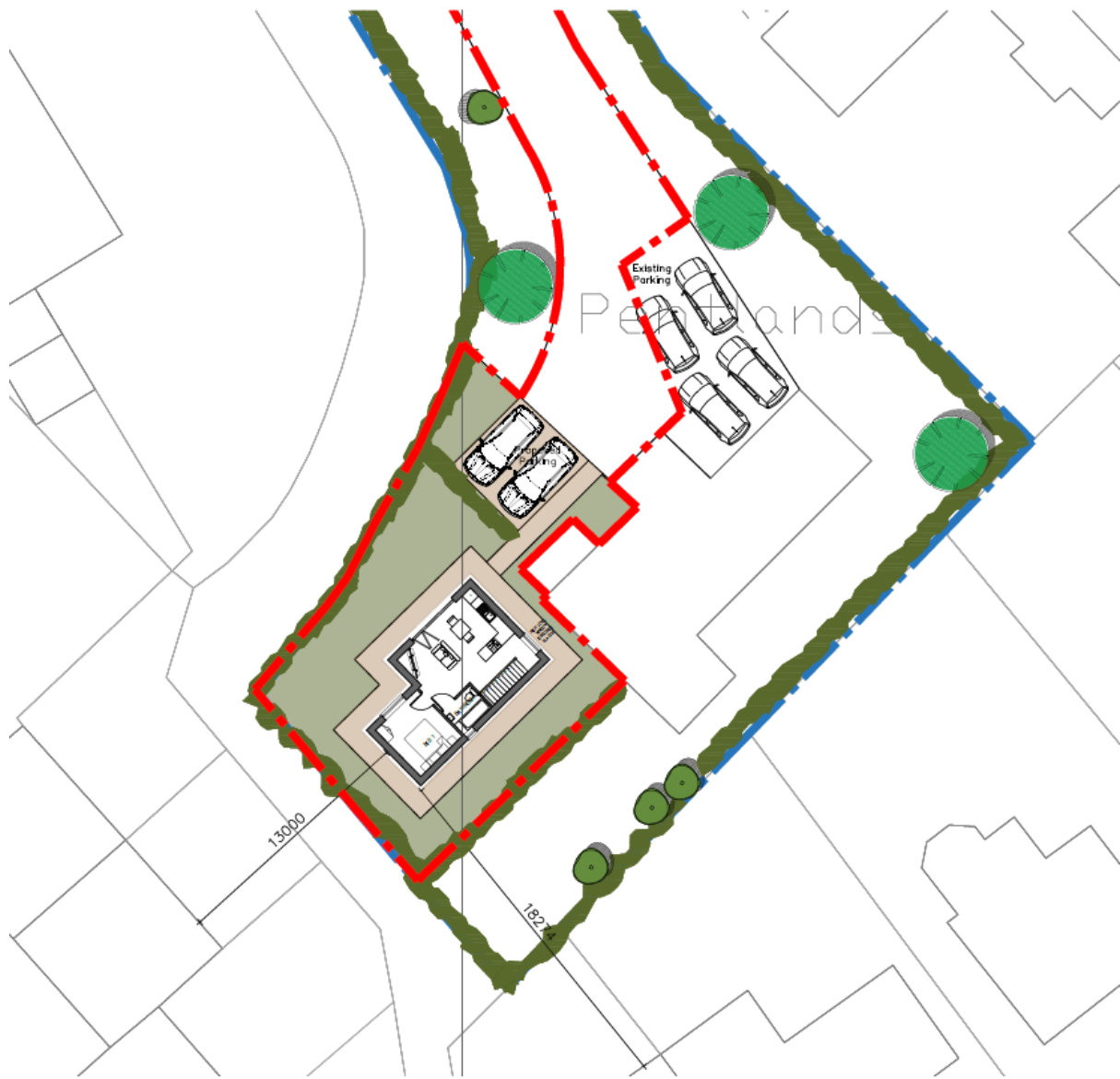


Figure (8a) – Proposed Site Layout (With proposed floor plan)

Figure (8) above shows the proposed site layout, there is no large trees within close proximity to the proposed dwelling that proposes a threat or harm to it.

8. Accessibility & Parking

The access to the proposed site will remain as the existing entrance to the site, this will be access off the B5102.

9. Environmental Sustainability

Resource efficiency means minimising the use of energy for heating, lighting and other energy uses that may be occurred from these dwellings. It also means using materials and construction methods that also reduce harm to the environment. The following sustainability issues have been considered:

- Wherever possible materials will be sourced and produced locally to reduce the harm to environment with excess travel for materials.
- If the scheme uses timber, the timber will be certified as coming from a sustainable source.

- The site is served by mains water, electricity, gas and drainage.
- Foul water drainage will be to an existing public sewer system.

The above points will ensure that the properties are “sustainable” in terms of the building design and the supply and use of energy and water.

10. Conclusion

It is felt that the submitted outlined design will accord with all relevant local and national planning policy requirements, with the proposed development sitting within the development boundary. It is felt that the proposed will enhance the local area and provide a suitable home.