

REPORT NO: HBS 1115

PROPOSED GARDEN EXTENSIONS
IDWAL, GLASFRYN AND GWYNANT & BODLYN

DESIGN AND ACCESS REPORT

Context

The site is located in Acrefair, within the area of Wrexham Town in the County Borough of Wrexham.

The adjoining area is predominately residential.

Existing Usage

The land, for the Proposals is owned by Wrexham County Borough Council consisting of open land.

The land is unused open grassland
Area can be found in Fig 1, 2, 3, 4, 5,6,7,8,9 and 10

Design Principle

Wrexham County Borough Council is proposing to incorporate open land within a resident's garden.

The proposed land will make for better use of the land and larger family gardens

Accessibility – vehicles/pedestrians

The footpath at the side of the land will be altered.

Vehicle and Pedestrian movements to, from and within the site

Property access will stay the same.

Proposed Character

The 1.8 closed board fence at the rear of the garden will provide privacy for the tenant. (photos of type of fence in Fig 11)
(Front fence type in Fig 12.) for 29-32 Glaslyn

Community Safety

The 1.8 close board fence at the rear will provide further safety for the residents of the properties

Environmental Sustainability

Land use – The proposed work is not on contaminated land.

Noise Pollution – Some may be generated during the construction works.

Air Quality – There may be a limited amount of dust resulting from the construction works.