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Design and Access Statement



Statement prepared for:

Mr A Jones

2 Erw Lwyd
Penycae
Wrexham
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Statement required for:

Proposed Outline Planning for 1 no dwelling on land adjacent to 2 Erw Lwyd, Penycae, Wrexham.

1. Brief

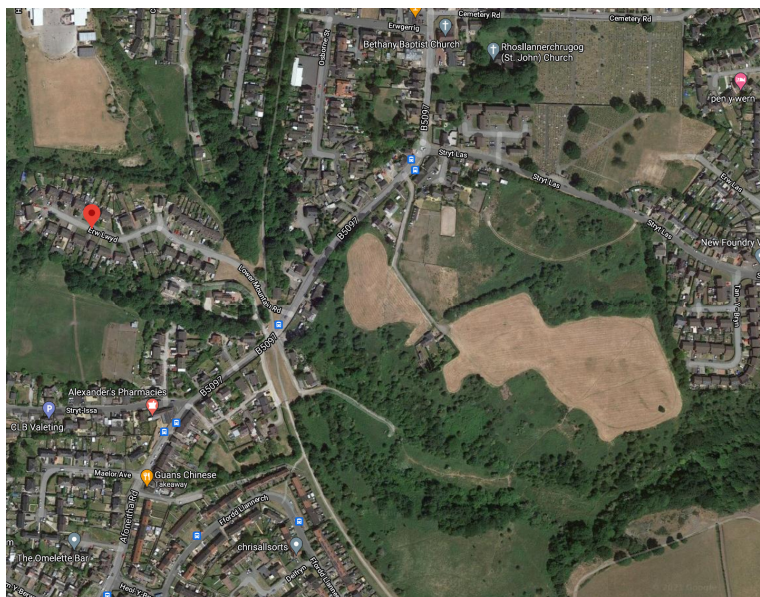
- 1.1** We have been employed by our client to obtain Outline Planning Permission for development of land adjacent to 2 Erw Lwyd for the construction of 1 detached dwelling and associated parking and amenity space.
- 1.2** Our first task was to conduct a site survey, ensuring the site was feasible to develop in terms of site width and depth. Spot levels were also taken during the site survey.
- 1.3** The application site is ideal for the addition of a property, within a settlement limit, an infill plot in a central village location.
- 1.4** As can be seen on the site plan produced to support the application site is located between 2no residential properties. To the east a new residential property has been constructed with the property to the west having extensions to create an enlarged family home.
- 1.5** The design/scale of the proposal is based on properties within the vicinity, attempting to add to the characteristics of the street scene with minimal impact on the surrounding properties.
- 1.6** This document aims to provide justification for the local authority to support our proposal.



1. Proposed Site Plan

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

- 2.1** The site is accessed off Erw Lwyd, an adopted highway serving a residential development off Pant Hill.
- 2.2** 1 additional dwelling using this existing highway network would have minimal affect on current traffic generation from the main access point off Pant Hill.
- 2.3** Penycae is a small village located within the County Borough of Wrexham. Abutting the Village of Rhosllanerchrugog and in close proximity to the Villages of Johnstown and Ruabon, Penycae is only a few miles from the town centre of Wrexham.
- 2.4** The site has good road links to the town centre of Wrexham via A483. The A483 also joins onto A55 which provides excellent road links to the rest of North Wales, Chester and England.
- 2.5** A bus stop is located on the foot of Pant Hill, next to the pelican crossing ensuring the use of public transport is a simple task from this location. The no: 3 & 4 buses provide direct links to the larger village of Rhosllanerchrugog where many conveniences can be found. This service also provides a direct link to the large employment area of Wrexham, passing through the villages of Johnstown and Rhostyllen.
- 2.6** There are also good rail links from the nearby village of Ruabon, a short car journey from the application site. Direct trains to Cardiff are available from Ruabon. Rail links to Chester and Liverpool are also available from here.



2. Map of Road Links

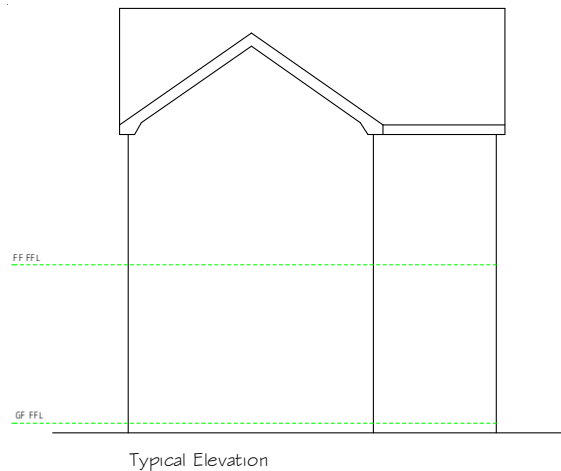
- 2.7** Within the site's boundaries, there are adequate parking facilities for the development, as indicated by the planning site plan drawing no: J163/003. As is the situation on all other properties on the residential estate, vehicles are to reverse out onto the highway a common feature on residential estates in the County Borough.
- 2.8** Level access into the dwelling will be provided ensuring access for the disabled is achieved in compliance with Part M of the approved Building Regulations Document.

3. Character

- 3.1** This residential area has a clear reputation of semi-detached properties and mews style dwellings. The combinations include semi-detached bungalows which add character to the area.
- 3.2** A single detached dwelling is also present on the street scene, a later addition to the area. Although at contrast to the original development the materials used provide the area with some interest.
- 3.3** Looking at the properties in close proximity to the application site a number of the dwellings have been altered over a number of years. Extensions have been added to numerous dwellings to provide larger living spaces and additional bedrooms.
- 3.4** The majority of properties have also had new windows which injects the street scene with character having different styles and coloured windows.
- 3.5** Materials used on the residential dwellings in the vicinity are of traditional construction, facing brickwork, concrete roofing tiles, although modern properties within the village in comparison to the majority of properties lining the streets the use of traditional materials allow the dwellings to fit in to the area.

4. Appearance/Design Principles & Concepts:

- 4.1** The site layout has been determined by surrounding properties, along with the access, depth & width of the application site.
- 4.2** The aim of the development is to provide an additional home to the area, on a parcel of dis-used amenity space associated with no 2 Erw Lwyd.
- 4.3** The street scene is largely made up of semi-detached dwellings or mews properties, which vary from small bungalows to two storey dwellings. It is our client's intention to build detached dwelling within the sites boundaries.
- 4.4** We have illustrated gable roof structures to the property. These features will provide additional character to the appearance and allow the property to fit into the street scene seamlessly, similar to the newly constructed property to the east of the application site.
- 4.5** The proposal is to construct the dwelling to be sympathetic to the surrounding area. This would mean using traditional materials such as brickwork for the external walls.
- 4.6** Roof coverings are to be slate grey interlocking concrete roofing tile to match the coverings used on the adjacent properties.



3. Typical Elevations

5. Community Safety

- 5.1** According to information available to the public there has been 28 crimes reported in the vicinity for the month of March 2021. This information has been obtained from the Police website (www.Police.uk).
- 5.2** There is very little reason to suggest the addition of a residential unit would see an increase in these crime figures.
- 5.3** The proposal will see an improvement on natural surveillance of the vicinity. The new dwelling will enhance viewing parameters of the site and beyond.

6. Environmental Sustainability

- 6.1** The dwelling will be fully insulated to meet the requirements of the current Building regulations, thus ensuring the dwelling 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.
- 6.4** Due to the sites location within a residential area services will be in close proximity, ensuring this development opportunity will be sustainable to the local area.

7. Local And National Policies.

- 7.1** The proposed residential development is compliant with policies PS1, PS2, PS3 and PS4 of the Wrexham UDP.
- 7.2** Our Scheme to develop this parcel of land will be compliant to Policy GDP1.

8. Conclusion

- 8.1** The application site is located within the village settlement boundary and is classed as an infill plot, for these reasons I see no justifiable reason for refusal.
- 8.2** Served off an existing highway network with ample visibility splays at the main road junction the additional dwelling will not have a detrimental impact on highway safety.
- 8.3** The proposal would provide a welcome addition to the street scene, adding to the characteristics of the area and improving on the natural surveillance.
- 8.4** The development will be sustainable to the area with services located in close proximity to the application site.

*Document Prepared by:
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on behalf of Blueprint Architectural*