

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



Statement prepared for:

Scott Jones

33 Moss Hill,
Moss,
Wrexham
LL11 6ES

Statement required for:

Demolition of existing bungalow and erection for 2no residential dwellings with associated garage and parking at 33 Moss Hill.

1. Brief:

- 1.1** We have been approached by our client to obtain outline planning permission for a residential development at his property.
- 1.2** The parcel of land is currently occupied by 1no detached bungalow with attached garage.
- 1.3** The site is accessed via Pendwll Road, providing off street parking to the existing property currently occupying the site.
- 1.4** The proposed scheme has been developed and considered with relation to national, regional and local planning policies and all relevant frameworks. All throughout there has been a working relationship between us, and the client.



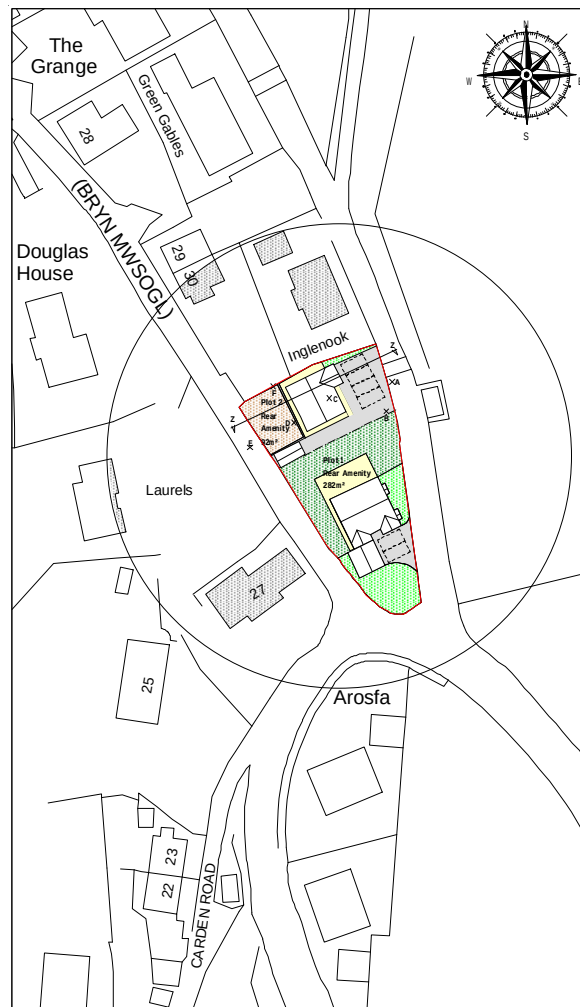
1. Existing Bungalow

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

- 2.1** The site is accessed from Pendwll Road via an existing vehicular access point which we are proposing to alter as part of the scheme put forward.
- 2.2** The existing vehicular entrance is to be retained & altered to accommodate a variation to the existing access which serves no: 33 Moss Hill, the alterations proposed makes for a better use of land, with an opportunity to enhance the current street scene.
- 2.3** The new dwellings will benefit from individual driveways both served from Pendwll Road.
- 2.4** Traveling from the hamlet of Moss along Moss Road the village of Summerhill can be accessed. In the opposite direction along Westminster Road the villages of Brynteg, Pentre Broughton and Southsea can be accessed. At the road junction of Westminster Road the

B5433 provides car users with a route into the town centre following signs from the Mold Road roundabout.

- 2.5** A bus service is provided to the hamlet of Moss from Wrexham, via the no 17 bus. There is a bus stop available in the hamlet providing non car users with a mode of transport into the town centre.
- 2.6** Parking facilities have been provided as part of the proposed development as can be seen on drawing no J162/002. We have illustrated numerous spaces for each property with capacity for vehicular parking within the garage. The number of spaces provided on site is ample for the properties proposed with the option for occupants to use public transport.
- 2.7** Ramped access & level access threshold will be provided at the main entrance point of the dwelling with a ground floor WC included within the detailed design ensuring the property will comply with Part M of the current Building Regulations.



2. Proposed Site

3. Character:

- 3.1** Moss Valley is best known for its coal mining past. In more recent times people are aware of The Moss through the Country Park or Golf club which is present within the hamlet.
- 3.2** A variation of properties are present along Moss Hill taking into consideration the topography of the land. Although the address of the property is Moss Hill, the property is accessed off Pendwll Road a unclassified highway.
- 3.3** Gable roofs are present on adjacent properties, the majority of roofs have been clad with concrete roofing tiles, with the older properties clad with natural slate. Various facing materials have been used on properties surrounding the development site, from facing brickwork to rendered external walls and stonework, the choice of materials is a clear indication of the age of each property in relation to the street scene.
- 3.4** The existing bungalow occupying the site is thought to have been constructed in the 1960-1970s due to the choice of materials used for its construction. Finished with facing Brick and concrete roofing tiles, architecturally the exiting property adds very little to the character of the street scene.
- 3.5** Being single storey, the existing unit is at odds with the immediate vicinity, surrounded by 2 storey properties on all sides. It is understood the property occupying this oversized plot was constructed to suit the then occupants needs.

4. Appearance / Design Principles & Concepts.

- 4.1** The site layout has been defined by the proposed access route into the site & surrounding residential dwellings. The design concepts follow the requirements set out by the local authority, attempting to maximize the development opportunity of a site within the settlement limit.
- 4.2** The development will comprise of a 2 no: detached dwellings. The scheme proposed will make good use of an oversized plot within the settlement limit of Moss.
- 4.3** The units proposed are 2 storey detached dwellings, their orientation altered to suit the topography of the land and ensure minimum separation distances are achieved.
- 4.4** Proposed roof structures are to be gables roofs retaining the character of the area, this will ensure the units will fit into the street scene seamlessly.
- 4.5** Although the appearance is not for consideration during an outline planning application it is our clients intention is to construct dwellings in a sympathetic manor to the existing surrounding residential units.

5. Community Safety

- 5.1** According to information available to the general public there has been 19 crimes reported in the vicinity for the month of February 2021. This information has been obtained from the Police website (www.Police.uk)
- 5.2** There is very little reason to suggest why the residential development would see an increase in these crime figures.

- 5.3** With the inclusion of this development to the area natural surveillance would be vastly improved, allowing blind spots on the site to be removed.

6. Environmental Sustainability

- 6.1** By allowing this site to be re-developed and used for a residential development we are able enhance the existing area and provide 2 efficient properties to the area. The proposed dwellings will be compliant with current building regulations, achieving excellent thermal values providing comfortable homes.
- 6.2** As part of the development contractors must ensure 100% of light fittings are efficient fittings. Boilers that are to be installed to heat the dwellings must have a Sedbuk rating of at least 89%. By installing such a boiler it will help reduce our carbon footprint.
- 6.3** As part of the development it may become apparent the need to install renewables such as PV panels to ensure proposed dwellings will comply with current building regulation requirements by means of a SAP report. This works will be completed following detailed planning approval and building regulations approval.

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** We feel this planning application should be looked favourably upon as we feel there are no justifiable reasons for refusal.
- 8.2** The demolition of the existing dwelling and re-development to form 2no residential properties will enhance the area, making excellent use of an underused site within the settlement boundary.
- 8.3** By allowing this proposal the local authority will provide 2 new homes within a designated residential area. With services in close proximity the development will be sustainable to the area.

Document Prepared by:
Dafydd John Edwards (ACIOB)
Senior Architectural Technician
on behalf of Blueprint Architectural Services Ltd