

Design and Access Statement

Statement prepared for:
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Address

Statement required for:
Proposed residential development on land to the rear of no 5 and 6, New House Lane, Pentre, Wrexham LL14 5AW.

Brief

We have been approached by our client to seek planning approval for a residential development on land that currently benefits from Outline Planning Permission (P/2015/0161).

Our client wishes to alter the suggested layout of the dwelling as approved, whilst maintaining the single storey appearance of the dwelling.

Assessment

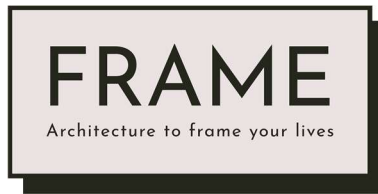
The site is a flat parcel of land, with views to the east and south overlooking agricultural land. The western site boundary will face Plot 8 as approved.

An existing access road is to be utilised to provide access to the agricultural land to the south as well as our plot, and plot 8.

Access, Including Movement to and From the Site

Access to the site is via an un-adopted road. We have reason to believe the turning head has been adopted. As part of the development of the 6 no. bungalows, the turning head was constructed with the future ambition of providing access to plots 8 and 9.

The site is located in the small village of Pentre, just outside Chirk. New House Lane is accessed off the B5070 which joins the A5. The A5 provides excellent road links to Llangollen, and Oswestry.



Many local conveniences can be found in Chirk, a grocery store is accessed off the B5070 the main road through Chirk. Other conveniences such as a Takeaway etc can be available within the village centre.

The A5 carriageway joins the A483 dual carriageway at what is known as the Chirk roundabout. The A483 is the main road linking Wrexham to Chester (northbound). The A483 terminates at this road junction. Southbound to Oswestry is accessed via the A5.

The building plot is near to a bus stop, with a regular bus service being provided to Oswestry and Wrexham.

There are also good rail links from the nearby Chirk station.

Adequate parking facilities have been provided within the plot, with space to turn and exit the plot in forward gear.

The open plan layout of the proposed dwelling will provide a long-term home that is future-proofed for any future wheelchair use, as well as for disabled visitors. Level access has been provided at the main entrance to the dwelling.

Character

Pentre is a small village located just outside Chirk. It contains a mixture of dwelling styles – ranging from traditional red brick homes to houses dating from the 60s, 70s and 80s. The set of bungalows (1 to 6) to the north of the site provide a strong emphasis on a single storey dwelling being appropriate, with a pitched roof.

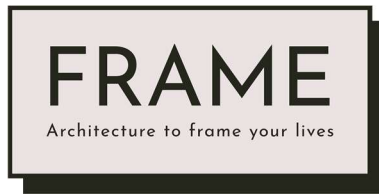
Common materials used for roofs and walls in the area are slate, brick, render and stone.

Appearance

The site layout has been determined by a mix of factors – the orientation of the site, potential views, surrounding buildings and the existing access point to the site.

The proposed dwelling is to be single storey to match the neighbouring bungalows fronting New House Lane.

The suggested elevations for the approved planning application show a standard house type which could be placed on any site, anywhere in the country. Little to no thought has been given to orientation, architecture, or light. This is understandable since the brief was no-doubt to 'obtain planning permission for a house'. Now that



the client who actually plans to live in the dwelling is applying for a fresh approval, we have been able to produce a design better suited to how they wish to live.

The materials used will still be a traditional mix of slate roof, brick and render walls to the main living section of the house, along with a vertically clad timber section of the house which provides a more 'agricultural' feel – in reference to the agricultural setting. Larger sections of glass are used to the East and South to take advantage of the open views, with smaller openings only as required proposed to the north and west elevations which will face existing and proposed dwellings.

The central section of the house provides a link between the living and sleeping areas of the dwelling and the use of glass breaks up the overall volume of the house into 2 smaller sections.

The floor plan has been altered to a H-shape rather than one wide rectangle shape – allowing many of the living spaces to benefit from double or even triple aspects.

Community Safety

It is difficult to see why the addition of a dwelling on the site would affect community safety. In fact, the additional natural surveillance will be of benefit to the surrounding neighbours.

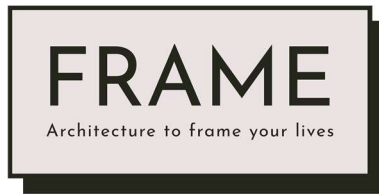
Environmental Sustainability

The dwelling is proposed to be constructed of highly-insulated SIPs panels which has the added benefit of being a much faster construction method – allowing for less noise and disturbance to the local residents during the construction phase. The thermal efficiency will also vastly exceed current building regulations standards – providing a sustainable, low energy home.

Renewable energy sources such as Ground or Air Source Heat Pumps will be considered to provide heat and power to the proposed dwelling. Low energy lighting and grey water harvesting will also be incorporated into the dwelling at technical design stage.

High performance triple glazing will be used throughout, with protective solar coatings used as necessary to avoid overheating.

A mechanical ventilation and heat recovery system will be installed to provide a constant supply of clean, fresh air as well as avoiding the loss of heat from the dwelling.



Another benefit of the use of SIPs is the lack of construction waste on site. The walls and roof are all built off-site ready to be installed once the floor base is constructed.

Conclusion

In conclusion, we simply wish to alter the layout and suggested appearance of the dwelling as approved in the current planning approval to better suit the needs of our client.

We hope you can look upon this application favourably.

End.