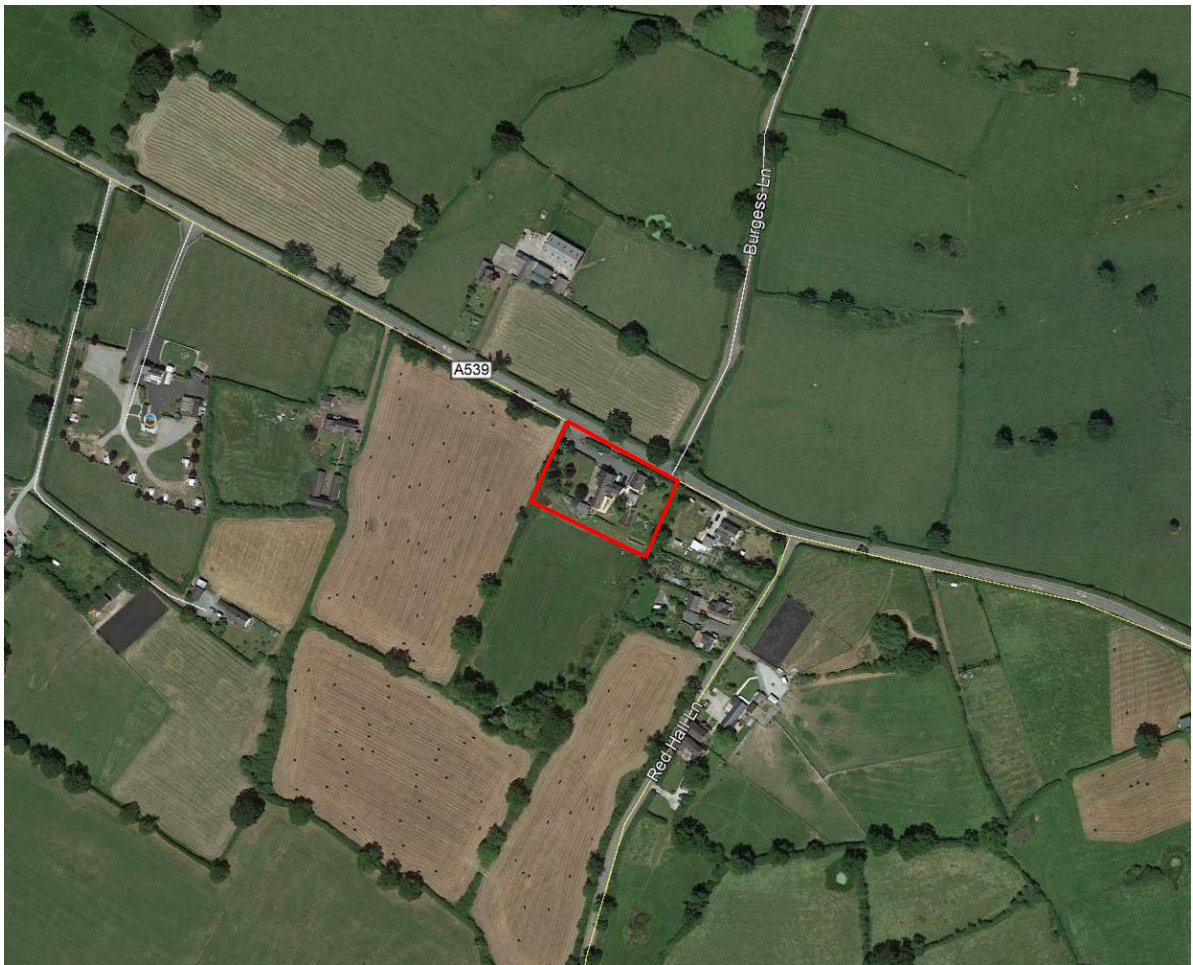




Design and Planning
Associates Limited

DESIGN & ACCESS STATEMENT

**Proposed Change of Use from C2 Residential Institution use to
C3 dwelling house use of Ashdale House, Penley,
Wrexham LL13 0NB.**



July 2020

Design and Planning Associates Ltd
Salop House
13 Salop Road
Oswestry
Shropshire
SY11 2NR
Tel:01691 659595

Instruction:

We have been instructed by our client, The Derwen College, to prepare and submit a change of use planning application for the proposed change of use noted within this design & access statement. Change of use from C2 Part Residential and Part Educational to C3 Residential.

Location/Description:

The site is in a rural location in Higher Penley, namely Ashdale House, Penley, Wrexham LL13 0NB. The extent of the property is defined with a blue line and the proposed site with a red line on the land registry plan below.



Location plan – not to scale

The existing dwelling, Ashdale House is located to the north east of the site and is bordered by agricultural fields to the west and south. Public road classified as a 'A' road runs adjacent to the northern boundary of the site. The total proposed site area amounts to 3153 sqms.

Planning History:

P/2013/0603 – Change of Use from Residential to Part Residential and Part Educational.

Permission granted on the 7th November 2013.

Background:

The existing building is a detached dwelling with accommodation as indicated on the floor plans.

The property also benefits from existing out buildings / garages and parking spaces.



Photo of Front Elevation taken from main road side



Photo of Rear Elevation



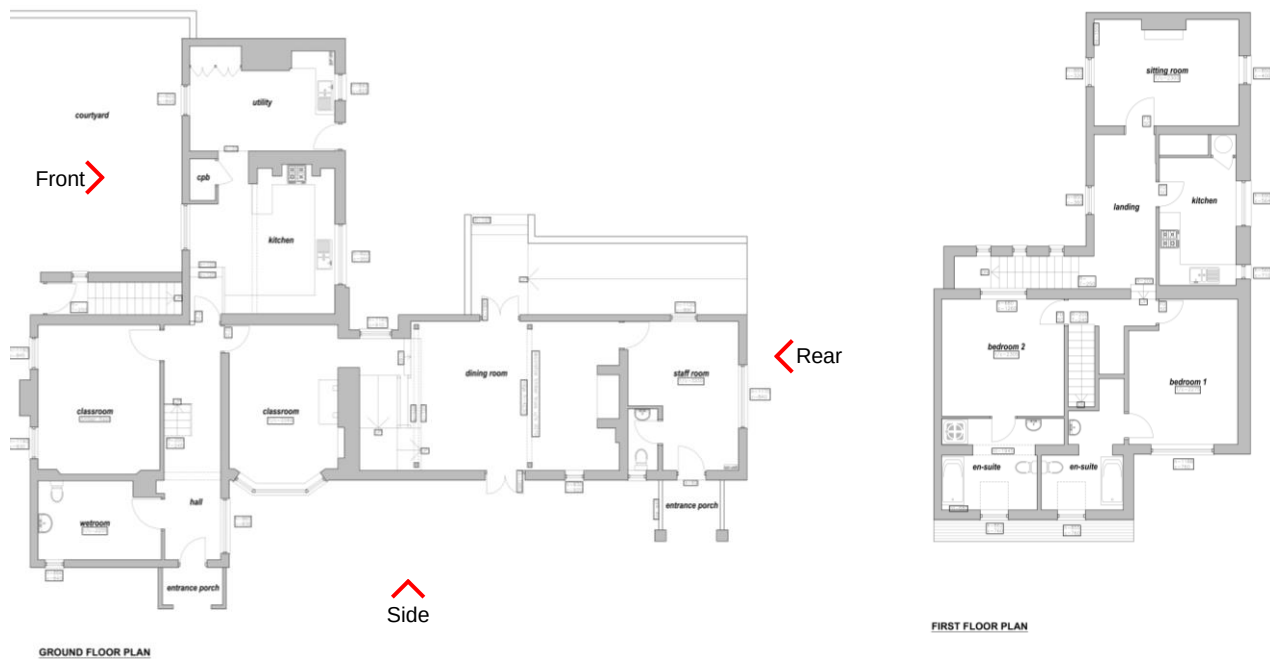
Photo of side elevation part 1



Photo of side elevation part 2



Photo of field behind dwelling



Existing Ground and First floor plans – not to scale

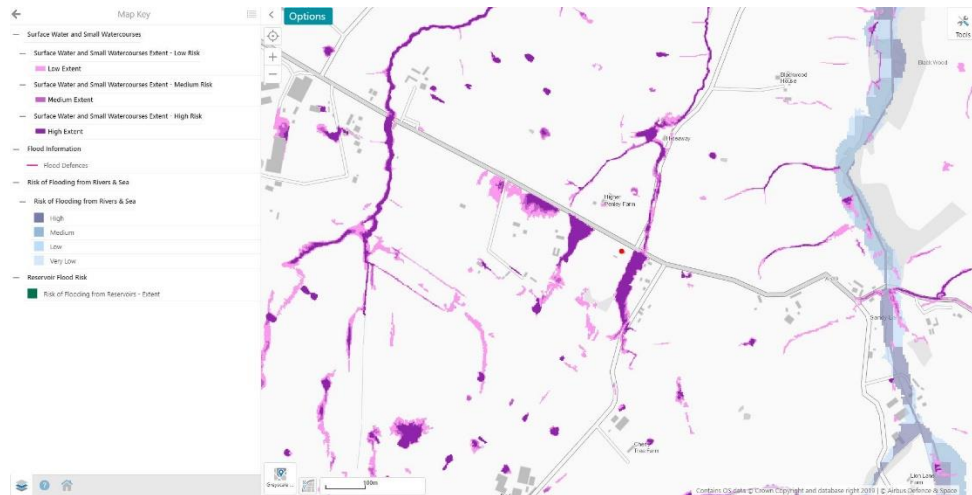
Scheme Proposal:

The proposal is for the change of use from C2(Residential Institutions) to C3(Dwelling Houses). No significant changes to the existing building are proposed at Ashdale House. Minor changes would include the re-instatement of internal rooms suitable for residential accommodation and the upgrading of internal services. The re-instatement of internal staircase to allow internal access from the ground floor to first floor.

Site Constraints:

Flooding:

Enquiries were made with the Environment Agency regarding the likelihood of the site flooding. A copy of the Environment Agency flood map is appended to this statement below confirming that the site is not within a flood zone.



Flood Map – not to scale

Access / Traffic:

The existing vehicular access and highway traffic arrangement will remain as is.

Trees / Ecology:

No trees will be affected. No need for ecology surveys as no structures will be demolished or added.

Services:

All existing services to remain unaffected.

Conclusion

The proposed change of use will not have any adverse impact on the existing dwelling or the surrounding area.

Access Statement

Statement of Intent

The design complies with current regulations and good practice to provide reasonable access for all; elderly, young and disabled persons.

Building Regulations and DDA

The works are subject to approval under the Building Regulations 2000 as a new build work. The works should therefore comply with Requirement M1.

Compliance with Regulation M1 can be shown by following guidance contained in Approved Document M (2004)

Source of Guidance

Approved Document M (2004 Edition)

BS83001:2001

DRC Guidance Note 'Access Statement'

Consultation

Consultation with the Local Authority Building Control Department will be undertaken as part of the Building Regulations application.

SPECIFIC ACCESS ISSUES

Approach to the site

Access to the site will be unaffected by the proposal.

Internal layout and Facilities

Universal access is incorporated into this proposal as per the Building Regulations Part M for Disable Users.