

DESIGN & ACCESS STATEMENT

FOR

NEW ACCESS DRIVE

AT

ODDI-AR-Y-TWMPATH, GARTH, GLYN CEIRIOG, LL20 7LY



Consulting Engineers

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94 Boughton

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1. INTRODUCTION

The following Design & Access Statement has been produced to accompany a full planning application for a new access at Oddi-ar-y-twmpath, Garth, Glyn Ceiriog, LL20 7LY

Reference also should be made to drawings 01-AC and 02-AC.

2. SITE DESCRIPTION

The property consists of a derelict dwelling currently under renovation and 2 barns, it is shown on historical maps dated 1880 and is at least 140 years old.

The site is accessed via an un-named surfaced road off High Street Glyn Ceiriog.

The area of the existing land holding is 1.8 hectares and this is shown edged blue on drawing 01-AC, the access road is edged red on drawing 02-AC

3. BACKGROUND

The road is steep and the surfaced width is approximately 2m with the sides of the road suffering from significant erosion from surface water from the hill to the south and west which has formed channels at the road sides. Following rainfall the water flows at speed down these channels, it also covers the road between them and in winter it can be particularly hazardous, the property becomes inaccessible following frost and snow.

The embankments at each side are steep and densely populated with trees at the higher end.

The condition of the road limits the vehicular accessibility to the property.

4. PROPOSED DEVELOPMENT

A new access road is provided off the lower end of the road through the site and to the dwelling constructed in permeable stone with no edge treatment and timber post and sheep net fencing to retail the rural appearance. The first 5m of the access drive is surfaced in macadam to tie into the road.

Visibility splays for a 30mph are provided however the size and condition of the road does not result in speeds of over 10-15mph.

The access drive has been constructed to allow access to renovate the dwelling and photographs are included of the finished surface and also of the existing road.

PHOTOGRAPHS



Access drive entrance off existing road



View of access drive showing surface and fencing looking down towards junction with road.



Existing road with narrow width and steep, dense embankments



Channel formed by water erosion at LH side of road



Channel formed by water erosion at RH side of road