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Design and Access Statement



Statement prepared for:

Mrs and Mrs Whitaker

Llys Awen,
Heol Llewelyn,
Coedpoeth,
Wrexham, LL11 3PA.

Statement required for:

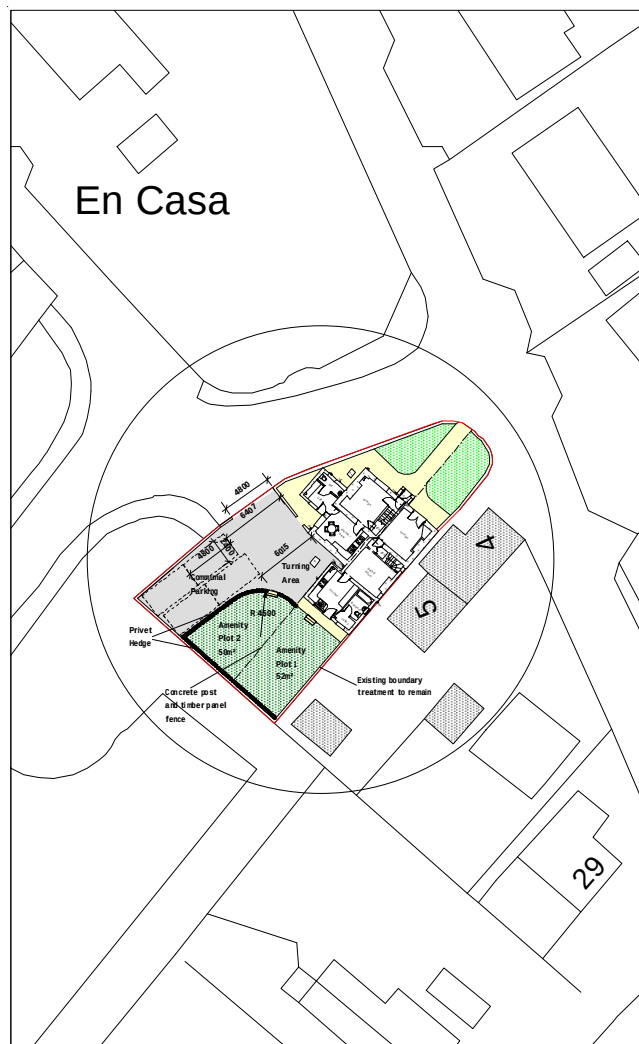
Proposed sub division to create 2no. dwellings at Llys Awen, Heol Llewelyn, Coedpoeth, Wrexham, LL11 3PA.

1.0 Brief

- 1.1** We have been approached by Mr and Mrs Whitaker to obtain a planning permission required for sub dividing their property to create 2no. residential dwellings.
- 1.2** Llys Awen is currently being used as once dwelling, but has been used as two separate dwellings in the past. It is our client's intention to reinstate the two former dwellings.
- 1.3** Following an initial site visit it was found the property was of an adequate size to incorporate 2no. dwellings. This can be achieved by minimal internal works, ensuring there is no adverse effect on the existing dwelling and surrounding areas.

2.0 Access, including movement to and from the site

- 2.1** The existing access points which serve the plot is to remain as existing which are served off Waen road.



1. Proposed Site Plan

- 2.2** We have provided the dwellings with a communal car parking area of 2 car park spaces each. To do so, the existing garage, which is in a poor state of repair will have to be demolished.²
- 2.3** Llys Awen is located within the village of Coedpoeth, a large village within the County Borough of Wrexham.
- 2.3** There is a wide variety of conveniences within the village of Coedpoeth such as; shops, pubs, a pharmacy, doctor's surgery, and the local primary school.
- 2.4** The site is approximately a 10 minute drive from Wrexham's town centre which boasts a large employment base. Further destinations such as Chester, Chirk, and Oswestry can be accessed via the A483.
- 2.5** Regular bus routes are available into the centre of Wrexham which terminate at the local bus station. The buses then allow destinations such as Chester, Manchester, and Liverpool to be reached. This will mean residents can subsist at the properties and still commute to other locations without the need for a car.
- 2.6** There are also excellent rail links from the town centre. The rail network is vast as trains to Cardiff from Wrexham General are available. Rail links to Chester and Liverpool are also available direct from Wrexham. From Chester, there are a wide range of destinations such as Crewe, Manchester, and Newcastle.
- 2.7** The existing pedestrian access to the dwelling is located to the front of the property, served off Heol Llewelyn. This is to remain as existing to provide access to one dwelling. The existing rear access to the property will provide the entrance point for the second dwelling.
- 3.0 Character**
- 3.1** The dwelling retains a great level of character, being constructed out of stonework with a slate roof, a rendered rear extension, and stone cills.
- 3.2** Coedpoeth is a traditional village within the county borough of Wrexham, located on a through route to the Denbighshire town of Ruthin. Traditional methods of employment to the area included coal mines, lead mining and smelting at Minera Lead Mines and the Smelt. Quarrying, in the nearby Penygelli, Berwig, and Minera quarries, all were served directly by local railways. The late 20th century, however saw a decline in the area's traditional industries, and all have now disappeared. Today Coedpoeth is a dormitory village supporting people who work in Wrexham.
- 3.3** The principal elevation of the dwelling is to remain as existing, with the omission of the existing lobby door which is to be blocked up using stonework to match existing. Small selections of windows are to be replaced with obscured glazing as indicated on elevations.



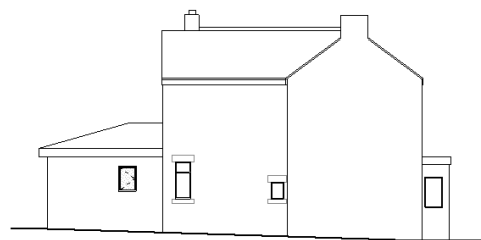
Front Elevation



Side Elevation



Rear Elevation



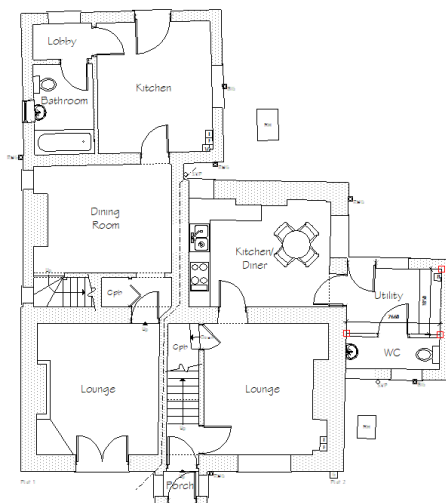
Side Elevation

2. Proposed Elevations

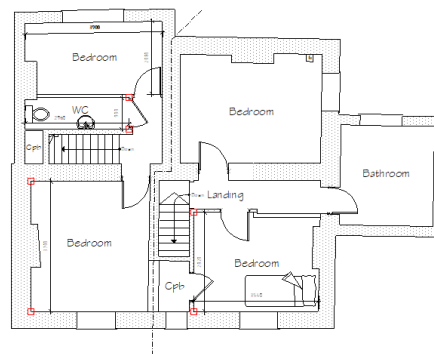
- 3.4** When viewing properties within the village a number of materials can be seen. The diverse selection of materials range from brickwork and rendered walls with both slated and tiled roofs. Although there is a wide range of materials used, stonework is the dominant material used in the area.

4. Appearance

- 4.1** The appearance of this project does not have a detrimental impact on the existing as there are very little external changes.



Ground Floor Plan



First Floor Plan

3. Proposed Floor Plans

4.2 The floor plans have been developed with the client, ensuring the space is used effectively to ensure the residents will have a suitable living accommodation. Each property provides a Kitchen, Lounge, Dining Area, Bathroom, and 2 Bedrooms.

4.3 We have incorporated the bedrooms to locations which provide the most natural light. This ensures no unnecessary openings are being created.

5.0 Community Safety

5.1 According to information available to the general public there has been 43 crimes reported in the locality in June 2020. This information has been obtained from the Police website (www.police.uk).

5.2 There is very little reason to suggest why the sub division of the dwelling would see an increase in these crime figures.

5.3 Natural surveillance will be increased due to there being two sets of occupants instead of just the one.

6.0 Environmental Sustainability

6.1 It is thought the sub division of the unit will not affect the environmental sustainability of the immediate locality.

6.2 Sub dividing the dwelling will allow the two separate dwellings to be heated quicker due to the fact of dwelling will be a smaller area. This, in turn will decrease the environmental impact in the long run.

6.3 Boilers that are to be installed to head each dwelling must have a Sedbuk rating of at least 89%. By installing such boilers it will help reduce the carbon footprint of the home.

7.0 Conclusion

7.1 The proposal should be looked favourably upon as it will allow 2 family homes to be created, thus reducing the housing deficit in the locality.

7.2 We feel this planning application should be looked favourably upon as we feel there are no justifiable reasons for approval.

Document prepared by:

Jack Felgate

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on behalf of Blueprint Architectural Services

Rev A prepared by:

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