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Design and Access Statement



Statement prepared for:

Mr Chris Gash
Cae Ffynnon,
Llan-y-Pwll, Holt,
Wrexham, LL13 9SD

Statement required for:

Demolition of existing kennels and construction of cattery with personal dog kennels at
Cae Ffynnon, Llan-y-Pwll.

1.0 Brief

- 1.1** This design and access statement has been prepared to accompany the application for the construction of a cattery and private dog kennels at Cae Ffynnon.
- 1.2** The client's land ownership extends to 10 acres, all of which is maintained by Mr and Mrs Gash. Within the land, a newly extended bungalow, garage, dog kennels, stables, and menage can all be found.
- 1.3** The terrain in which the cattery is proposed is flat, as a small dog kennels currently occupies this area. The intention is to demolish the existing kennels to allow for construction of the cattery.
- 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 the design process there has been a working relationship between our team at Blueprint and the client.

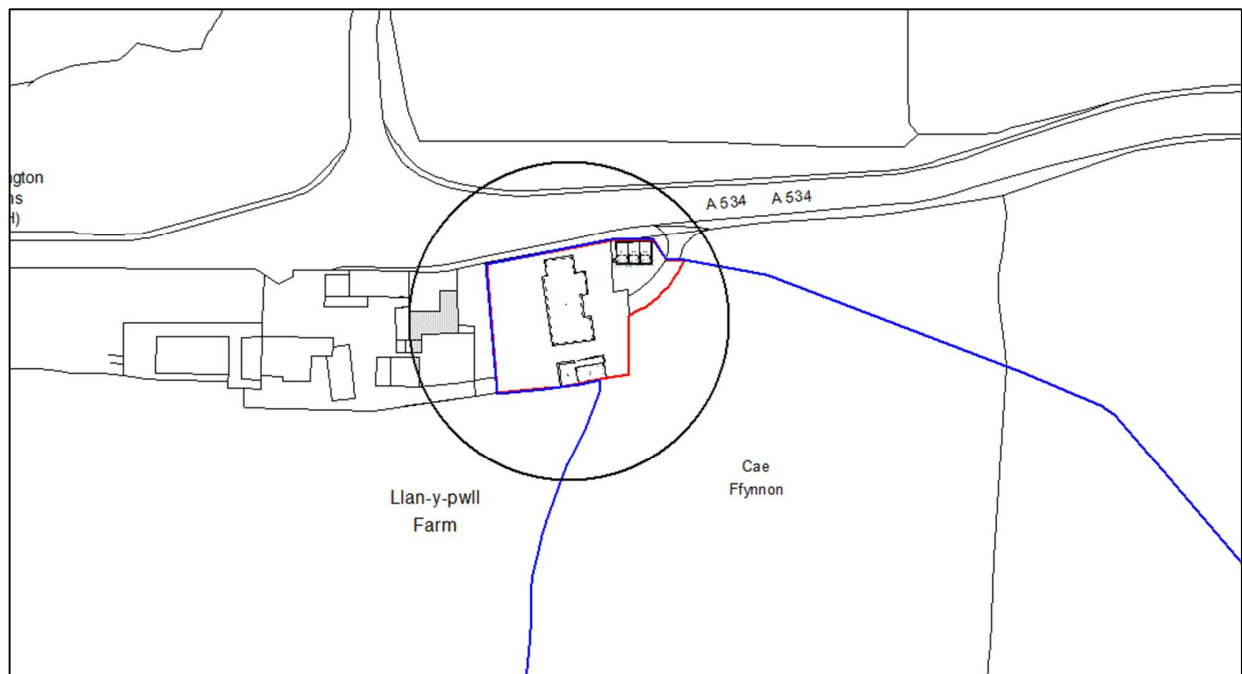


Figure 1.0 Existing Site Plan

2.0 Access, including movement to and from the site

- 2.1** The site is located on Holt Road which is a residential area on the outskirts of Wrexham's Industrial Estate.
- 2.2** Up until the A534 was opened up back in 2012, Holt Road was one of the main access roads into the estate. Since then, the road has become a very quiet highway with minimal traffic movements.
- 2.3** As the site is located in Llan-y-Pwll, the market town of holt, and borras can be found within a short distance. Several conveniences can be found in both desinations such as shops, cafes, dry cleaning facilities, and hairdressers.
- 2.4** The site is at a lower level to the highway, and with the existing boundary treatments in place, provide an excellent screen for the property.
- 2.5** Due to the generous footprint of the site, site parking and turning areas are to be provided as indicated on Figure 2.0. Two car parking spaces have been provided which is ample for a proposal of this nature. The turning area will enable clients to turn and exit the site in a forward manner.
- 2.6** The existing access is to be altered as part of this proposal which will vastly improve the current situation. By widening the access it will enable cars to pass within the sites boundaries, thus reducing the risk to car users manouvering in the road.
- 2.7** A local bus stop can be found on Hugmore Lane, only 500m away from the application site. This bus (5) enables non car users to reach Wrexham's bus station where several further bus routes can be found; enabling destinations such as Chester, Barmouth, Oswestry, Mold, Denbigh, and Whitchurch.
- 2.8** Within a short driving distance the A483 can be reached. This is the main carriageway linking Wrexham to Chester and Oswestry.
- 2.9** From an early design stage it was made apparent of drainage pipes being located in the client's curtilage. A survey has been undertaken by Mr Gash, who has confirmed the position of the drainage pipes. The client has confirmed the new structure will be constructed at a minimum distance of 3m from the pipes.

This will ensure a 3m easement is provided to Wrexham County Borough Council.

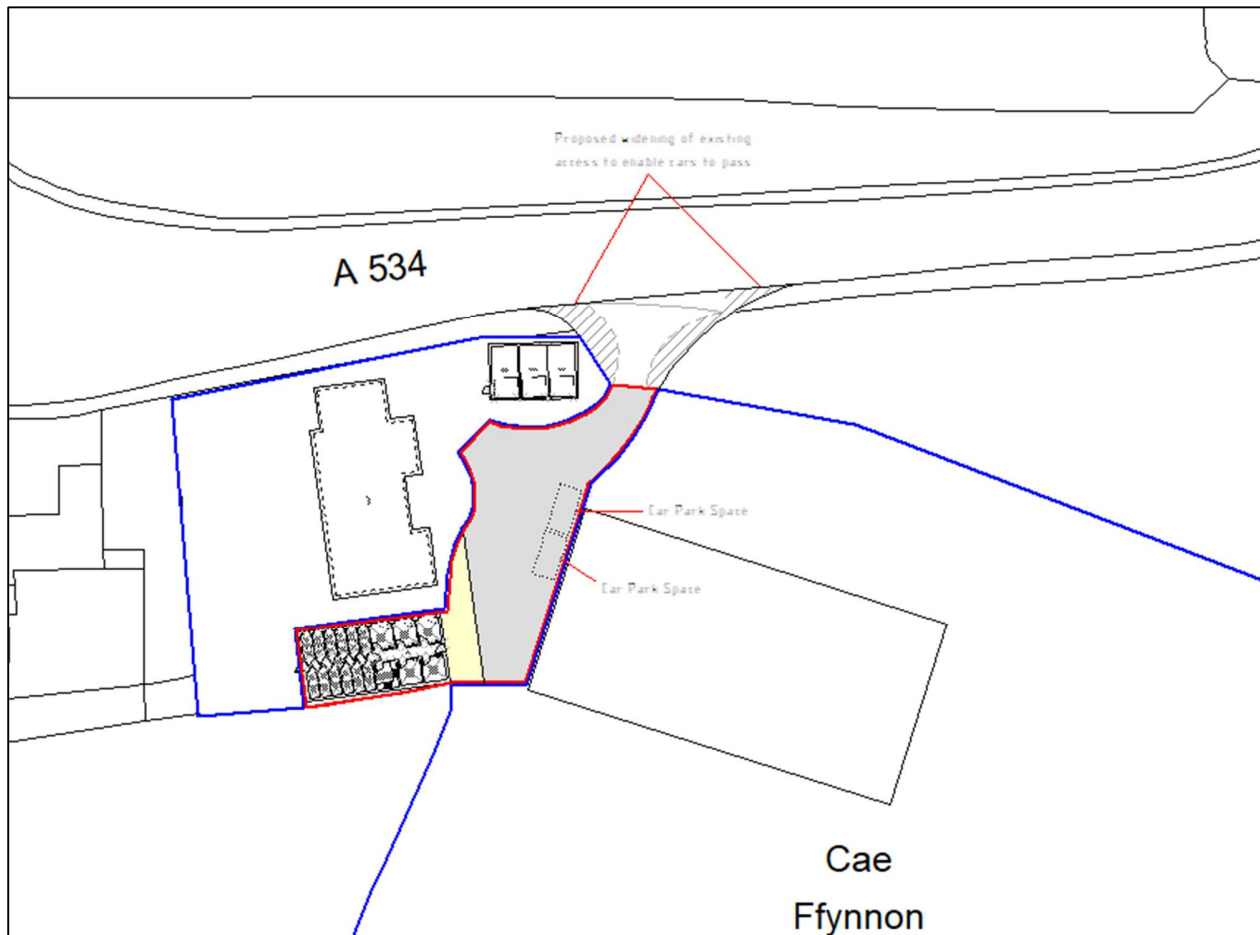


Figure 2.0 Proposed Site Plan

3.0 Character

- 3.1** Llan-y-Pwll is provided with a variety of properties along the street. The properties vary from detached dwellings, to agricultural buildings, and barns.
- 3.2** A variety of materials have been used in the locality, such as brickwork and rendered walls, with both slates and tiles roofs. It is the client's intention to use brickwork walls with a slated roof which will match the existing bungalow on site and numerous buildings in the vicinity.
- 3.3** The application site is home to some previous planning history in which an extension to the dwelling, detached garage, menage and stables were all granted permission.
- 3.4** It can be seen the properties along the street are all set in large plots of land. Each of which provide an excellent level of privacy for the homeowners.
- 3.5** With the site being near the dual carriageway it provides an excellent opportunity for the client to provide facilities for cat care. The proposed cattery will be able to accommodate cats whilst their owners are away which will bring a stream of income to the client and support their local business.

4.0 Appearance

- 4.1** The proposed cattery will consist of brickwork walls, with a shallow slated roof to ensure the structure does not detract from the dwelling. The openings will comprise grey uPVC doors on the sides to provide adequate access for the client, with steel rods to the front openings.
- 4.2** The proposed structure has been developed to mimic the existing dog kennels on site. This is to ensure the proposal is as in keeping to the surroundings as possible. The brickwork will be reused from the kennels which matches the adjacent bungalow.
- 4.3** By reusing the materials where possible it will ensure the proposal remains sustainable for both the client and the environment.
- 4.4** We have indicated a mono-pitch roof construction above the cattery, which projects up to the rear wall and is finished with a coping stone. This has been

developed to ensure the height of the cattery is kept to a minimum, yet is still in-keeping with the locality.

5.0 Community Safety

5.1 According to the Police website (www.police.co.uk), 36 crimes within the month of October were reported. Crimes varied from violence and sexual offences to anti-social behaviour, and burglary.

5.2 There is very little reason to suggest the proposal would see an increase in the crime figures as stated above.

5.3 By having the cattery in close proximity to the dwelling it will ensure the cattery is monitored closely and any suspicious behaviour reported or dealt with immediately.

6.0 Environmental Sustainability

6.1 As stated in 4.3, the client intends to reuse as many materials as possible from the existing kennels in the construction of the cattery. This will ensure waste is minimised and no unnecessary materials are bought.

6.2 Due to the nature of the site, all relevant services will be near the cattery as existing. This eliminates the need for unnecessary ground works to be undertaken, thus benefiting the sustainability of the project.

7.0 Conclusion

7.1 We feel this application should be looked on favorably as there are no justifiable reasons for refusal. By approving the application it will enable a cattery to be constructed which will provide Wrexham with an excellent service.

7.2 The cattery would provide an excellent service to the public, both in the locality and further afield.

7.3 We believe the application should be fully supported by the Local Authority as it will enable a business to prosper in the current climate, which has unfortunately seen countless businesses close.

Document Prepared by:
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on behalf of Blueprint Architectural Services Ltd