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Design and Access Statement



Statement prepared for:

Mr Wright

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Statement required for:

Proposed development on land at former Wrights Garage, Hall Street, Penycae, Wrexham, LL14 2RU.

1. Brief

- 1.1** We have been employed by our client to gain renew Outline Planning Permission for a development on land at Wrights Garage, Hall Street, Penycae.
- 1.2** Our client's intention is to develop this vacant piece of land to form a residential development as previously approved with the additional retaining walls now required.
- 1.3** The development is proposed over 2 main development areas. This first area currently houses the footprint of the former garage buildings. The second fronts Hall Street and uses the access into the site.

2. Assessment

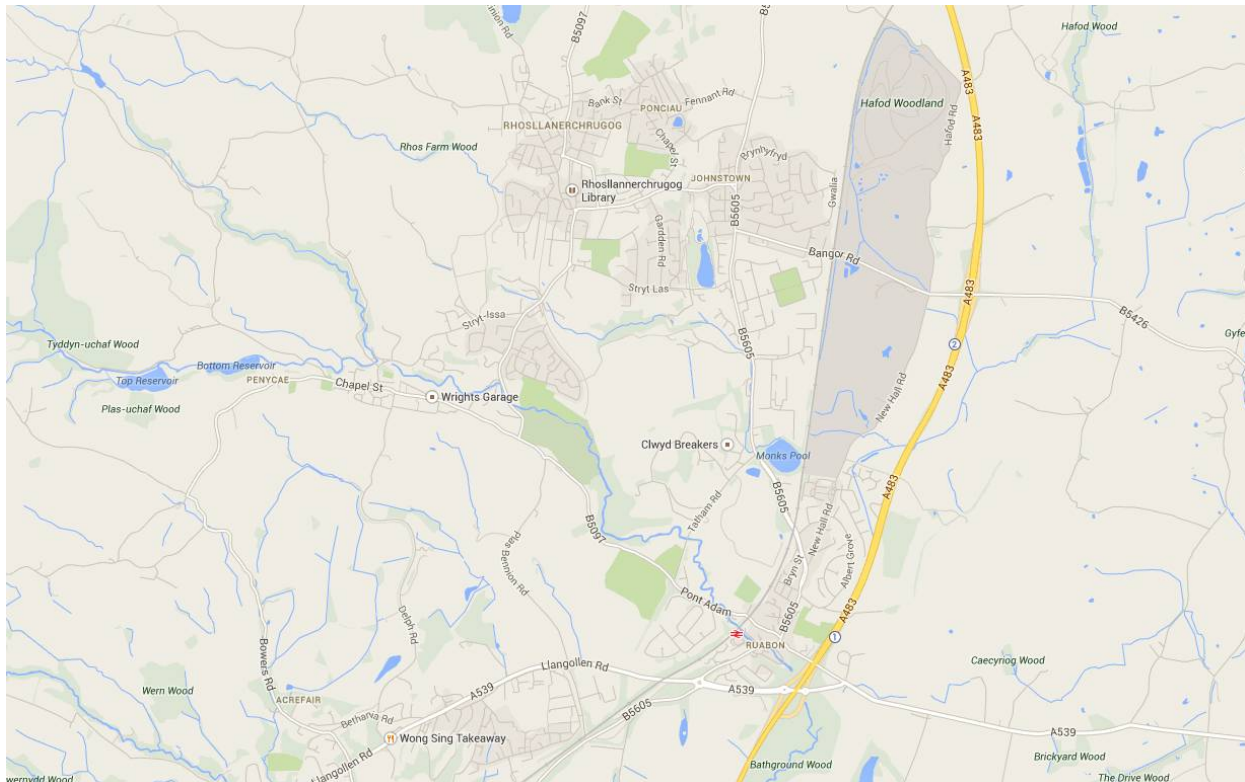
- 2.1** Our initial task was to gather dimensions of the existing structures on the site. A topographical survey has also been undertaken at the site.
- 2.2** The site benefits from existing site accesses located at both ends of the site as indicated on the proposed site plan.
- 2.3** A parcel of land used to be host for Wrights Garage, which has presently closed for business and previous structures demolished.



Existing Site Plan

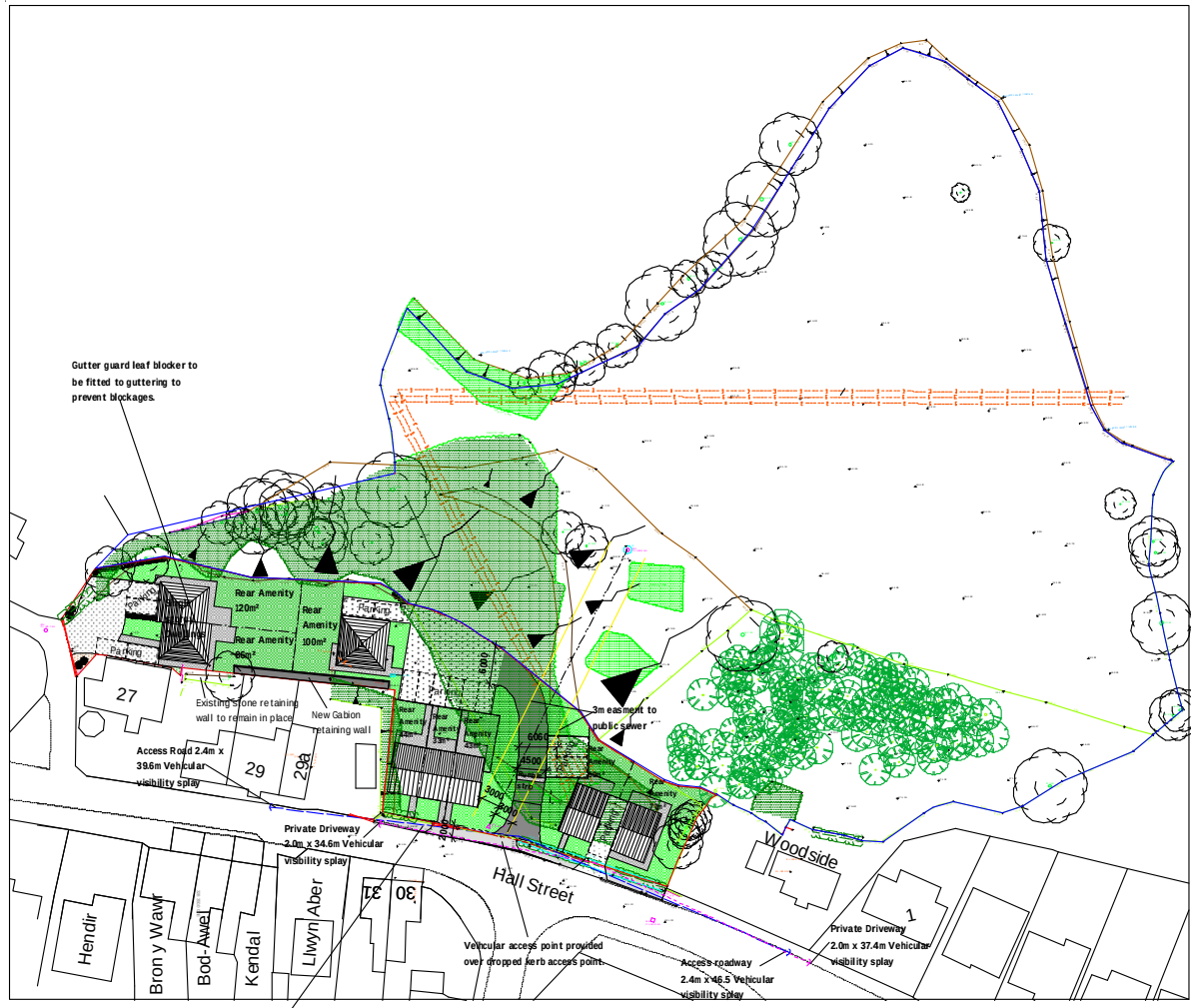
3. Access, including movement to and from the site

- 3.1** It is our client's intention to use the existing vehicular entrances, which gain entry to Wrights Garage.
- 3.2** As part of our proposal we are providing an adoptable road to serve eight properties, 5 of which front Hall Street.
- 3.3** Penycae is a small village located within the local borough of Wrexham. Situated near the villages of Rhosllanerchrugog, Johnstown and Ruabon, Penycae is only a few miles from the town centre of Wrexham.
- 3.4** The site has good road links to the town centre of Wrexham via A483. The A483 also joins onto A55 which allows easy road links to the rest of North Wales, Chester and England.
- 3.5** Regular bus services are provided that run from Penycae and terminate in Wrexham, providing easy access of public transport to the local towns.
- 3.6** There are also good rail links from the near village of Ruabon. Direct trains to London and Cardiff are available from Ruabon. Rail links to Chester and Liverpool are also available from here.



Map of Road Links

- 3.7** Within the site boundaries, there are adequate parking facilities for the development. As indicated by the proposed site plan drawing no: W170/002. Amenity spaces for all plots are also provided as indicated.
- 3.8** Level access into the dwellings will be provided ensuring access for the disabled is achieved.



Proposed Site Plan

4. Character

- 4.1** The existing street scene is very traditional in character, made up of a combination of terraced, semi-detached and some detached dwellings.
- 4.2** It is our client's intention to construct the proposed dwellings to be sympathetic to the surrounding area. This would mean using traditional materials such as brickwork for the external walls.
- 4.3** Roof coverings are to be slate grey interlocking concrete roofing tile.

5. Appearance:

- 5.1** The site layout had been determined by surrounding properties, access of the site and the actual size of the site.
- 5.2** The properties will consist of semi-detached units and mews units. With this application being an Outline application the appearance of the dwellings at this stage is not for consideration.
- 5.3** Roof structures will be pitched at 22.5° for proposed plots where existing garage currently stands. We are proposing hipped roof structures to ensure the height of the dwellings have minimal effect on adjoining properties.
- 5.4** Proposed units on land to the South East of the site are to be Gable roof structures to provide a variation to the proposed developments at the site and be in-keeping with surrounding properties.
- 5.5** Properties are to be constructed using traditional materials to add to the surrounding area rather than use a modern method of construction that could detract from the traditional feel of the area.
- 5.6** The proposed semi-detached dwelling which fronts Hall Street is to be split level to accommodate the sloping nature of this particular plot. As previously stated in 5.2 the appearance of the dwellings are not for consideration at this stage.

6. Community Safety

- 6.1** According to information available to the general public there has been 14 crimes reported in the vicinity for the month of April 2015. This information has been obtained from the Police website (www.Police.uk).
- 6.2** There is very little reason to suggest why the residential development would see an increase in these crime figures.
- 6.3** The new development will improve on natural surveillance, with residential occupancy on the site rather than an unused dilapidating garage and vacant piece of land. The design and layout of the whole site has been assessed to ensure that any blind spots and hiding places are kept to a minimum.
- 6.4** Boundaries for the new dwellings are to be post and rail fencing and shrubbery, this is to deter thieves from entering the gardens of the properties.

7. Environmental Sustainability

- 7.1** The dwellings will be fully insulated to meet the requirements of the current Building regulations, thus ensuring the dwellings will be thermally and acoustically efficient.
- 7.2** Double glazed units will be used throughout and energy-efficient heating system will be installed to heat the dwelling.

- 7.3** The dwelling will be fitted with lighting outlets which take lamps of luminous efficacy of at least 40 lumens/circuit watt to ensure that the dwelling has efficient light fittings. 100% of light fittings installed are to be energy efficient light fittings.
- 7.4** Parts of this site are classed as brownfield having an existing use for the site which is no longer viable. Allowing us to introduce residential dwellings to the area will allow us to re-use a current vacant area, this being sustainable to the locality.

8. Conclusion

- 8.1** By agreeing this renewal of development in principle, the local authority will help address the need for housing within the county borough.
- 8.2** We feel this planning application should be looked favourably upon and granted permission as we feel there are no justifiable reasons for refusal.
- 8.3** The local authority can ensure the site becomes a usable area again by supporting this application and creating family homes within a village community.

*Document Prepared by:
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on behalf of Blueprint Architectural*