

Blueprint Architectural Services Ltd

Office 3k4, Redwither Tower, Redwither Business Park, Wrexham. LL13 9XT

Tel: 01978 356500

design@blueprintarchitectural.com

www.blueprintarchitectural.com

Design and Access Statement



Statement prepared for:

Mr Mark Griffiths

Land adj to Ty Brewyn
St Albans Road,
Wrexham,
LL11 5SY

Statement required for:

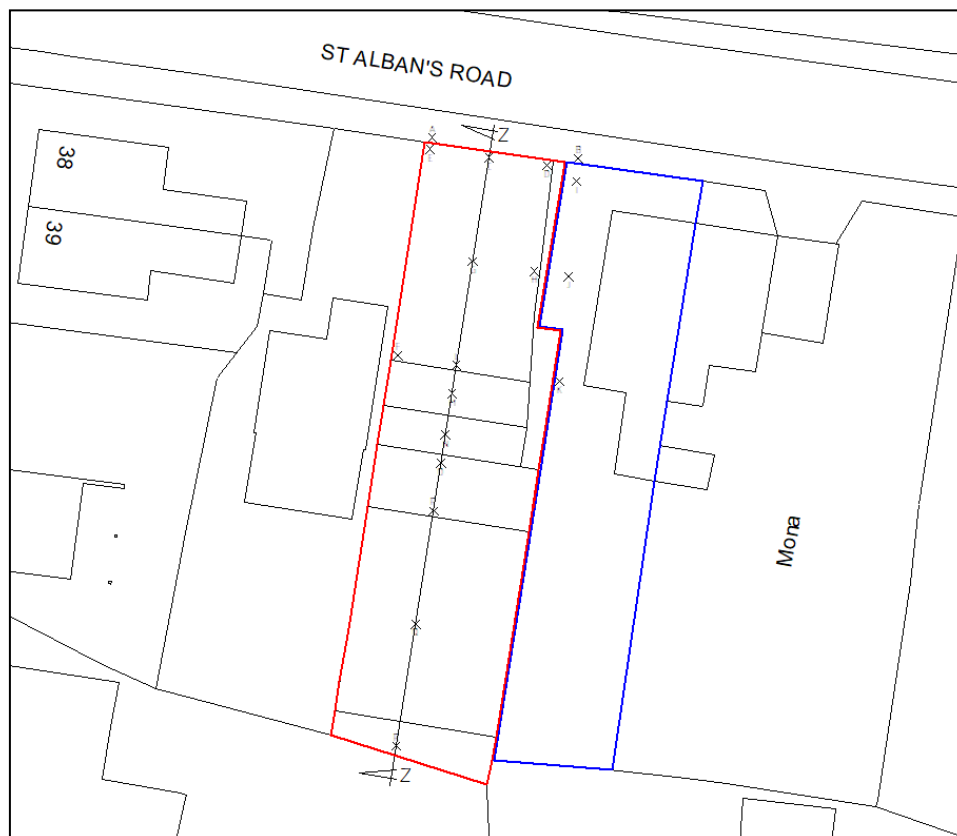
Proposed residential development on at land adjacent to Ty Brewyn, St Albans Road to provide 1no. detached dwelling with associated garden and parking.

1. Brief

- 1.1 We have been employed by our client to submit the application which will enable the construction of a residential dwelling on his property in Wrexham.
- 1.2 We believe pre application advice has previously been obtained on the site, in which the principle of development was favorable.
- 1.3 The purpose of this document is to provide justification for the Local Authority to support our proposal.

2. Assessment

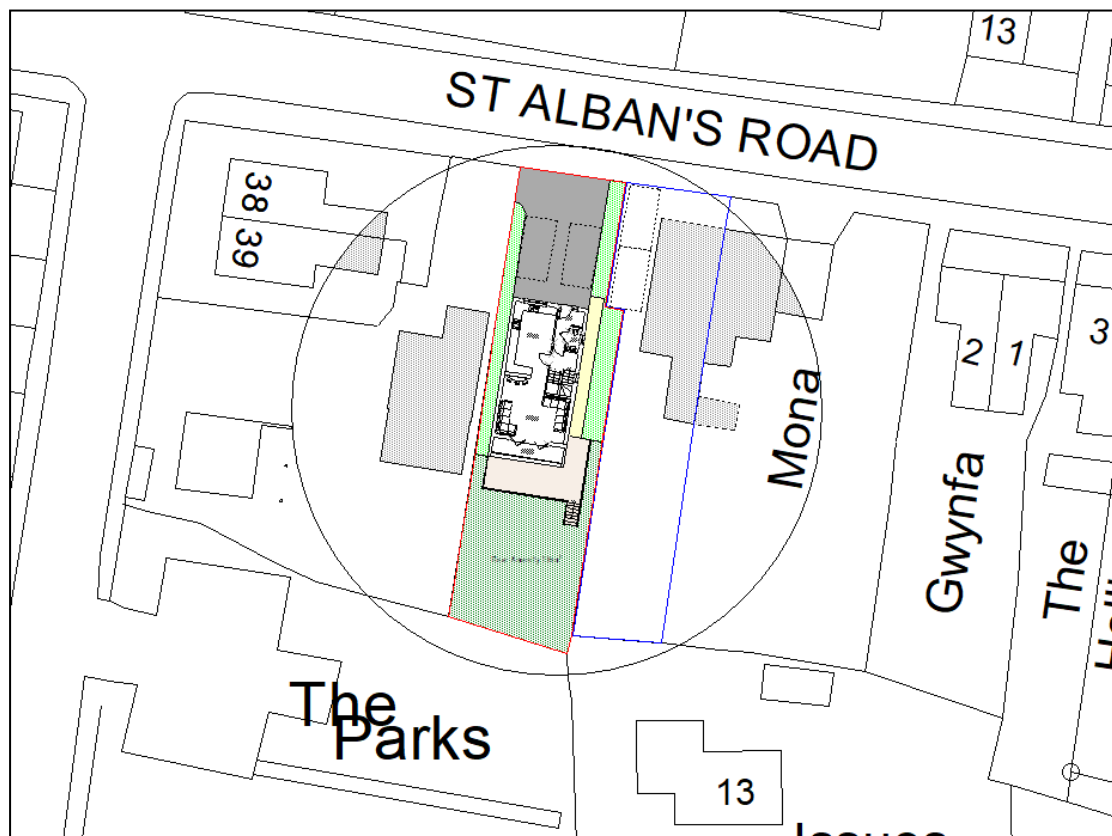
- 2.1 Blueprint's initial task was to gather information relating to the site. A survey was conducted by the team to provide details of the size and topography of the site.
- 2.2 The site is a rectangular parcel of land which fronts St Albans Road. Currently the land is used as car parking to the front, and a large amenity to Bod-Awel to the rear.
- 2.3 The gradient of the land slopes from the front of the site, down to the back. From the survey it was clear several small retaining structures were in place to enable the ground to fall away.



1. Existing Site Plan

3. Access, including movement to and from the site

- 3.1** The existing access point is to remain in situ which will provide access to the new dwelling. A new access point and parking area is proposed to Bod-Awel which is indicated on Planning Site and Location Plan (G076/006).
- 3.2** Tanyfron is a small village located within the local borough of Wrexham and is situated near the villages of Brymbo, Brynteg, Southsea and New Broughton. Tanyfron is approximately 3 miles from Wrexham town centre.
- 3.3** Being within a short drive to Wrexham's town centre, a number of conveniences can be found such as supermarkets, shops, pubs, and restaurants.
- 3.4** The A483 is easily accessible from the site. This road network allows a wide variety of destinations to be reached such as Wrexham, Chester, and Oswestry. Large employment bases can be found in these locations.
- 3.5** Regular bus services run through Tanyfron that terminate in Wrexham's Bus Station. Further destinations can then be reached which provides non car users with an excellent mode of transport.



2. Proposed Site Plan

3.6 There are also good rail links from the Wrexham General Station which is only 3 miles away from the village. The rail network is vast, direct trains to London and Cardiff are available. Rail links to Chester and Liverpool are also available direct from Wrexham.

3.7 As the proposal is for a new dwelling, the residential property will comply with current Part M building regulations. All internal doors within the principal storey and passageways are wheelchair accessible to enable easy means of entering/ exiting the property. As with all new properties, a ground floor WC will be provided. Ramped Access and level access threshold will be provided at the main entrance point of the dwelling.

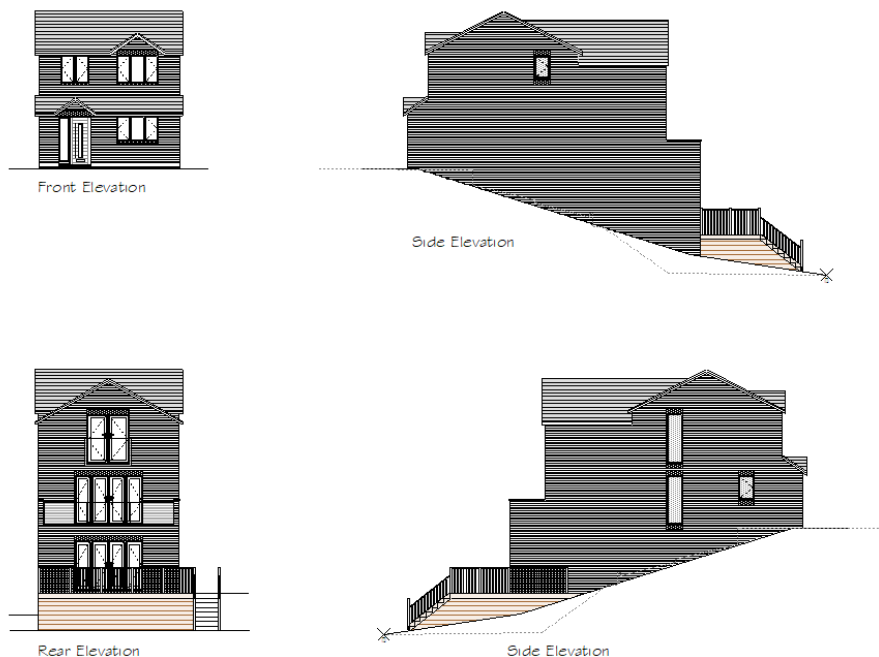
4. Character

4.1 The street scene on St Albans Road is made up of a variety of dwellings which vary from small bungalows to two storey detached dwellings. It is our client's intention to build a detached dwelling within the site's boundaries.

4.2 It is our client's intention to construct the proposed dwelling 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 which will be in-keeping with the surrounding dwellings.

4.4 The proposed unit is set further back from the highway than adjacent units, similar to other newer developments along St Albans Road indicated below. This will ensure that parking can be accommodated within the site, a feature the older properties do not benefit from. To produce a dwelling within this area and provide parking to current legislation requires increased frontage to the dwelling.



3. Proposed Elevations

5 Appearance

- 5.1** The property has been designed using to maximise the potential of the site by incorporating a two-storey element to the front, which falls to a three-storey building at the rear.
- 5.2** The internal layouts of the properties have been modelled on a modern style of living with an open plan kitchen/ dining/ living areas. However, we have opted for a more traditional approach by including a separate Lounge to the dwelling.
- 5.3** As the site is a sloping parcel of land, the proposed layout is to make full use of the space available and ensure the most cost-effective construction methods are applied in relation to retaining structures that are required as part of the build. The design as illustrated will ensure a minimal amount of ground works and retaining structures that are required.
- 5.4** Large glass doors are proposed to the rear to ensure enough natural light is present in the property. Also, it will enable the client to harbour the outstanding views available from the property, which overlooks Wrexham town centre at a distance.
- 5.5** We have proposed gable roof structures to the dwelling, a feature which is seen frequently within the vicinity.
- 5.6** Fenestration provided to the dwelling will allow habitable rooms to be flooded with natural light and ensure they are adequately ventilated.

6. Community Safety

- 6.1** According to information available to the general public there has been 32 crimes reported in the vicinity for the month of August 2020. This information has been obtained from the Police website (www.Police.uk)
- 6.2** There is very little reason to suggest why the construction of a new property would see an increase in these crime figures.
- 6.3** The proposal will improve on natural surveillance, with residential occupancy on the site rather than a vacant parcel 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.

7. Environmental Sustainability

- 7.1** By allowing the site to be developed; the proposed dwelling will be compliant with current building regulations thus ensuring excellent thermal values can be obtained.
- 7.2** Boilers that are to be installed to heat the dwelling must have a Sedbuk rating of at least 89%. By installing such boilers it will help reduce the carbon footprint of the home.

7.3 The dwelling will be fitted with lighting outlets which take lamps of luminous efficacy of at least 40 lumens/ circuit watt. Contractors will have to ensure that the dwellings are fitted with 100% efficient light fittings.

7.4 The development can be considered sustainable due to the location of services which are already available within the site.

8. Conclusion

8.1 The proposal should be looked favourably upon as it will allow a new family home to be constructed with a more modern approach to sustainable materials.

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 By agreeing to this proposal, the Local Authority will ensure a dwelling can be constructed to create a home for our client.

*Document Prepared by:
Jack Felgate
Architectural Technician
on behalf of Blueprint Architectural*