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Design and Access Statement



Statement prepared for:

Mr George Hanmer

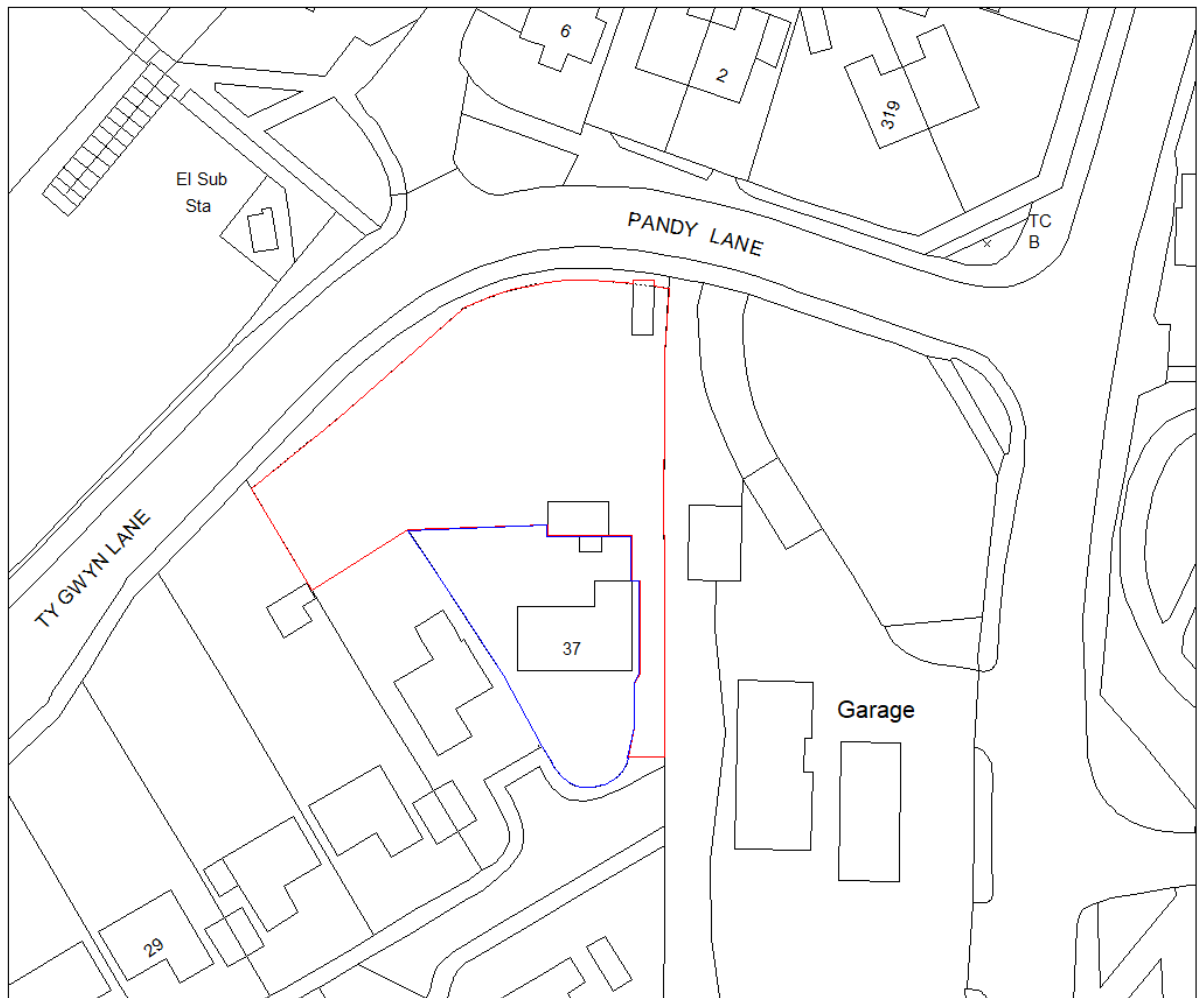
37 Hampshire Drive,
Acton,
Wrexham,
LL11 2US

Statement required for:

Proposed residential development on land to the rear of 37 Hampshire Drive to provide 2no bungalows with associated garden and parking.

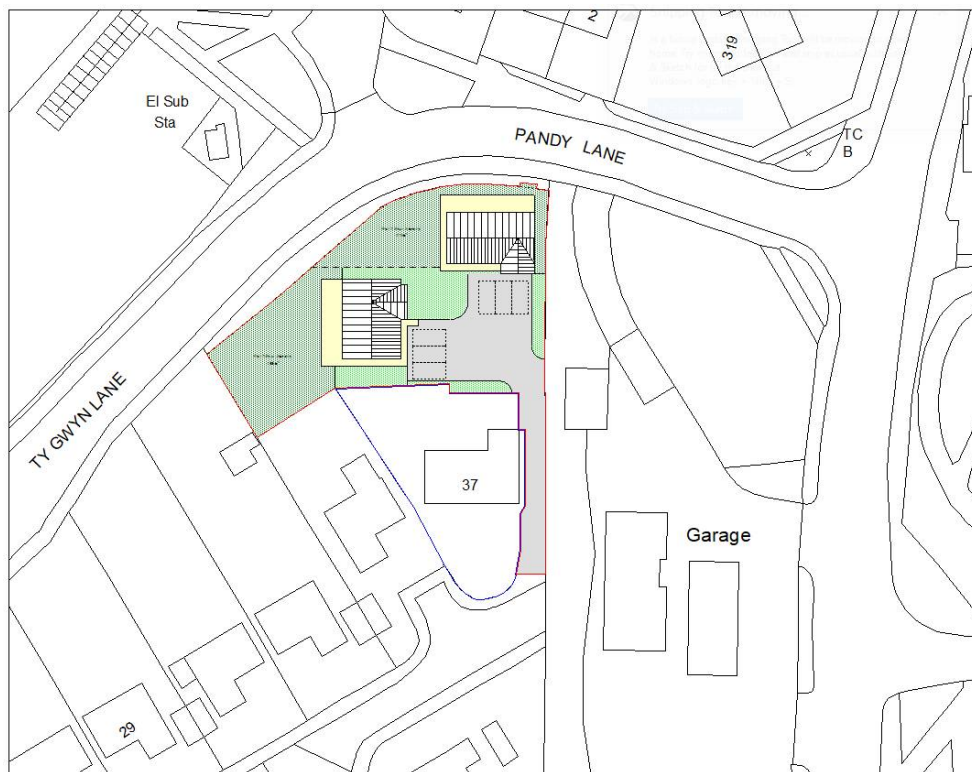
1. Brief

- 1.1** We have been approached by our client to seek outline planning permission for the proposed construction of 2no. bungalows on land to the rear of his property.
- 1.2** Following a site visit, it was made apparent the site boasts a large footprint which backs onto 37 Hampshire Drive.
- 1.3** The design/ scale of the proposal are based on properties within the vicinity. We are attempting to provide additional homes to the area with minimal impact on the surrounding buildings.
- 1.4** The proposed scheme has been developed to ensure the designs are compliant with local, regional, and national planning policies and all relevant frameworks. Throughout the design stage of the project, a close relationship between the client and the design team was maintained.



1. Existing Site Plan

- 1.5** The site has some previous planning history, in which an application was refused for the erection of 2no. dwellings under planning reference no. P/2008/0606. This application was refused on 2no. reasons which we believe has been satisfied with our proposed layout.
- 2. Access, including movement to and from the site:**
- 2.1** The existing access to the side of no. 37 is to be retained as part of the proposal. As this is an existing access, and is not a through road; there will be minimal traffic effect on no. 37. Furthermore, with the access being in the corner of the cul de sac, there will be little to no passing traffic opposite to the access.
- 2.2** It is proposed to provide 3 parking spaces per dwelling within the sites boundaries which will safeguard any cars from parking on the adjacent highway. We believe by incorporating the drive to the side it will have a minimal impact on Hampshire Drive.
- 2.3** Hampshire Drive is situated off Ty Gwyn Lane, which is in close proximity to Chester Road; a main road which passes through Wrexham. This road link provides excellent opportunities for car users to obtain access into the heart of Wrexham's town centre.
- 2.4** The application site is within the county of Wrexham and only a short distance from Wrexham's Town Centre, which boasts a large variety of shops, takeaways, supermarkets, barbers and pubs. All of which can be accessed via foot, bicycle, car, or via regular bus services.
- 2.5** The proposed site has excellent road links to the centre of Wrexham and Wrexham's Industrial Estate which encompasses a large employment base. The industrial estate is the largest in Wales, and the second largest in the UK, thus providing excellent job opportunities.



2. Proposed Site Plan

- 2.6** The A483 is also easily accessible to the application site, providing excellent links to Oswestry and Chester. These locations are both within a short 30 minute drive of the proposed site.
- 2.7** With the application site being located near the Town's centre, Wrexham's Central Train Station is within close proximity. This allows access to Liverpool, Chester, Manchester and beyond.
- 2.8** The A483 also provides links to other major roads which can be accessed near Chester, The A55 expressway connects road users to the North Wales coast. The M53 and M56 is accessed off the A55; allowing good road links to Manchester and Liverpool.
- 2.9** Ramped access and level access thresholds will be provided at the main entrance points of the dwellings with ground floor WCs included within the detailed design of the properties. This will ensure the development complies with Part M of the current building regulations.

3. Character

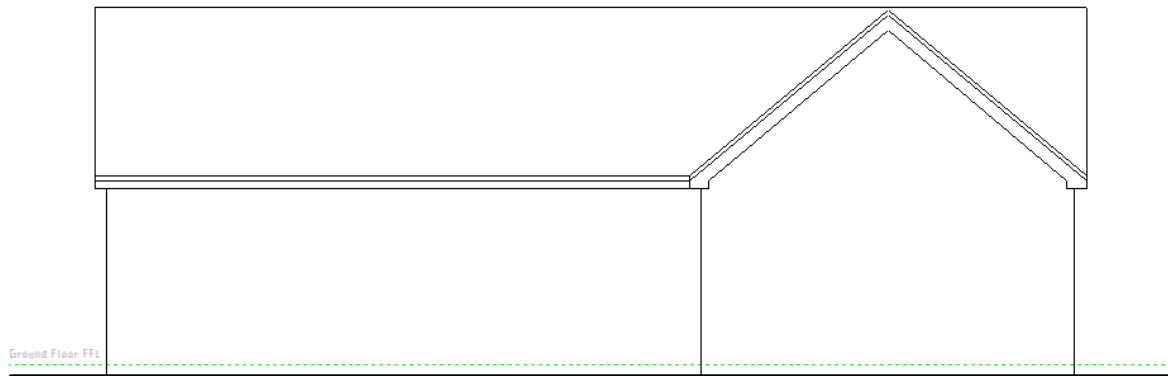
- 3.1** There are a wide variety of architectural designs within the village with a number of facing materials, roof structures and fenestration seen. The existing dwelling which fronts Hampshire Drive consists of brickwork walls, with a tiled roof and white windows and doors.
- 3.2** Driving around the vicinity, a large number of bungalows can be seen; with a smattering of two storey dwellings on the adjacent roads. The majority of these dwellings have gable roof constructions which provided the basis for our Typical Elevation (H124/004).
- 3.3** The existing detached bungalow is of traditional construction with a gable roof structure.
- 3.4** Although the full design is not for consideration for this application, our client's intention for the proposed development is to provide designs that will be of high quality to match the existing and neighbouring properties.



3. 37 Hampshire Drive

4. Appearance

- 4.1 The proposal will consist of 2no. detached bungalows, with more than adequate amenity space serving the properties.
- 4.2 The development has been positioned carefully on site to ensure adequate separation distances can be achieved to the neighbouring properties and overlooking will not occur.
- 4.3 We have illustrated a gable roof structure to the properties, although appearance is not for consideration during this application.
- 4.4 Although not for consideration, the client intends to construct the new properties with materials to match that of the existing bungalow.



Typical Elevation

4. Typical Elevation

5. Community Safety

- 5.1 According to information available to the general public there has been 11 crimes reported in the vicinity for the month of April 2020. The crimes reported vary from anti- social behaviour to violence. This information has been obtained from the Police website (www.police.co.uk).
- 5.2 There is very little reason to suggest why the introduction of new residential dwellings would see an increase in crime figures.
- 5.3 With the inclusion of this development to the area, natural surveillance would be vastly improved.

6. Environmental Sustainability

- 6.1 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.
- 6.2 Double glazed units will be used throughout and energy-efficient heating systems will be installed to heat the dwellings.

- 6.3** The dwellings will be fitted with lighting outlets which take lamps of luminous efficacy of at least 40 lumens/ circuit watt to ensure the dwellings have efficient light fittings. 100% of light fittings installed are to be energy efficient light fittings.
- 6.4** Due to the sites location within a residential area, services will be within close proximity. This will ensure the development opportunity will be sustainable to the local area.
- 7. Conclusion**
- 7.1** By allowing this development; we believe the new dwelling will enhance the area being of equal design and size of the nearby dwellings. This is a good use of land's resources and continues the theme of the approved detached property on the adjacent site.
- 7.2** The proposal would provide a welcome addition to the area, adding to the characteristics of the surrounding buildings and improving natural surveillance.
- 7.3** A modern efficient construction will ensure that the new occupants will have a comfortable home which will not have a negative impact on the environment or local ecology.
- 7.4** By agreeing to 2no. bungalows on this parcel of land, the Local Authority will make use of a disused amenity space associated with no. 37 and provide the surrounding area with an attractive development.
- 7.5** The existing access which will serve the dwellings will not have a detrimental effect on the noise generation as it is not a through road. The traffic movements to and from the properties will be negligible in relation to other traffic generated by the existing properties in the vicinity.

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On behalf of Blueprint Architectural Services Ltd