

ACCESS STATEMENT

PROPOSED CONVERSION OF STABLE BUILDING (currently used for domestic storage) TO FORM 1no. DWELLING and INSTALLATION OF SEPTIC TANK/TREATMENT PLANT TO SERVE CONVERSION.

At Adwy Grange, Tanllan Lane, Coedpoeth, Wrexham LL11 3EL

ACCESS

The site is located along Tanllan Lane which is a minor road between Coedpoeth and Southsea running parallel with the B5430. Tanllan Lane has very little traffic movement because the B road provides quicker transit so traffic tends to be of a local nature. In a previous Planning Application, the Highway officer was of the opinion that visibility splays to serve the development of the site for one dwelling could be achieved with minor trimming of hedges and there was sufficient space within the site for off road parking and turning.

MOVEMENT TO, FROM AND WITHIN THE DEVELOPMENT

It is proposed to re-use the existing access into the site from Tanllan Lane. This entry point has been used by the applicants to access the stable range and manege for almost 30 years. The stable range was granted permission under CoE 16639 dated August 1989.

There are no footpaths crossing the site. The use of the building as one residential unit will not increase traffic movements from the previously approved equestrian use.

Three parking spaces have been provided within the site. This will ensure that sufficient spaces exist within the site for visitors to park without the need to park in the road. One space is proposed closest to the conversion to be 3m. wide for people with diminished physical movement.

The parking/turning area will re-use the existing porous compacted hardcore/gravel finish. Care will be taken in the design to ensure that a bonded and level finish exists (existing concrete) as a route from the parking area 2 to the front door. The parking area has low graded surfaces allowing visitors to move around with ease. There is ample space in the disabled bay for car doors to fully open for occupants to exit easily.

The conversion will be carried out in accordance with Part M Building Regulations with power and lighting points within the buildings located for ease of use by occupants with diminished movement. The main entrance door will have a level

threshold and external security light. An accessible WC is included in the design off the Utility Room near to the front door. The open-plan arrangement internally allows easy access to all areas. The single storey nature of the conversion is ideal for occupants with diminished faculties. It has been possible to arrive at a design which is safe for everyone to move around inside and outside the property without discrimination.

The property is not located within an area where public transport is readily available. As with many agricultural communities, there is often a friendly neighbour who is willing to assist with transport.

The applicant is committed to building in the environment to include accessibility and inclusion for all members of the public in accordance with the Equalities Act. The proposal creates a dwelling and inclusive environment which is fully accessible for residents and visitors with sensory or physical difficulties.