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Design and Access Statement



Statement prepared for:

Dino Paletta

Land at
Hugmore Lane,
Wrexham,
LL13 9YE.

Statement required for:

Proposed residential development on land at, Hugmore Lane, Wrexham, LL13 9YE.

1. Brief:

- 1.1** We have been approached by our client to apply for outline planning permission for a residential development on Hugmore Lane.
- 1.2** Similar developments have occurred in the vicinity where 2 properties have been constructed between 2 existing residential dwellings.
- 1.3** The site provides ample opportunity to construct residential dwellings in an existing residential area. The site presents us an opportunity to enhance the street scene.
- 1.4** Having assessed the site in terms of Highway constraints visibility splays are achievable from a central access point.
- 1.5** To support the application, ecological and arboricultural reports are included within our supporting documentation.

2. Access, including movement to and from the site:

- 2.1** The section of land is accessed off Hugmore lane by means of an agricultural gated entrance which has been overcome by vegetation. We are aiming to provide a new central access point with some alterations to the levels to produce a private driveway which is 1 in 5. This could be adjusted further with a greater effect on existing levels.
- 2.2** Major new road links were provided into the Industrial Estate which is one of the largest in Europe. Up until the Industrial Estate Road was opened in 2012, Hugmore lane was one of the main access roads onto the Estate. Since then, Hugmore lane has become a very quiet track with minimal traffic movements.
- 2.3** The site is situated in the village of Llan-y-Pwll near the market town of Holt, which is within the growing county of Wrexham.
- 2.4** There are good bus routes throughout Wrexham. Regular bus services are provided that run from Llan-y-Pwll to Wrexham. This provides easy access of public transport to the local towns and villages in the surrounding area.
- 2.5** New parking facilities and turning areas are provided within the site grounds to allow occupants to manoeuvre their vehicle to enable them to vacate the site in a forward motion.
- 2.6** Situated on the outskirts of Wrexham's Industrial Estate, with excellent road links to Wrexham Town Centre which is approximately 10 minutes drive from the application site, the property is easily accessible via a network of roads.
- 2.7** A new vehicular access point will provide in excess of the 2.4m x 160m visibility splays required from the entrance to the site. Together with providing turning and parking on site the development will ensure no detrimental to the current highways situation.



1. Site Plan

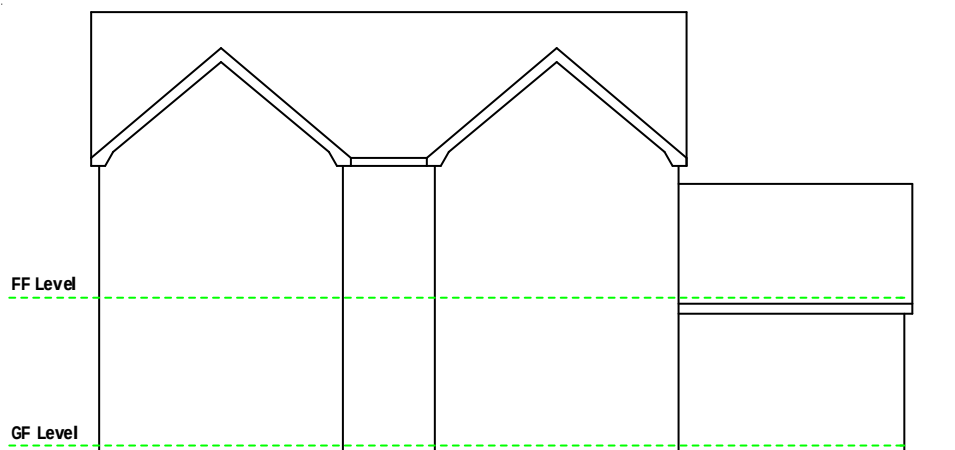
3. Character:

- 3.1** Hugmore Lane, Llan y Pwll has a variety of properties. When viewing the properties it is apparent simple but effective architectural designs have been implemented.
- 3.2** Existing residential developments have introduced masonry boundary treatments, to improve of security and reduce maintenance. Although a characteristic of the area it is our intention to retain the hedgerow fronting the site, which will retain an existing natural boundary.
- 3.3** When travelling along Hugmore Lane, it was noted properties in the area had been constructed predominantly from brickwork. There is a variety of materials used to clad roofs in the area from natural slate to clay tiles, with Long Meadow clad using concrete roofing tiles.
- 3.4** The methods of construction used in the area provide a traditional street scene, with variations in designs enhancing the area. Detached & semi-detached houses are present along Hugmore Lane as well as detached bungalows.

- 3.5** Following the re-direction of industrial estate traffic from the area a number of developments off occurred, a combination of residential new-builds and barn conversions which have introduced a modern architectural designs to the area, together with retaining the characteristics of existing buildings.

4. Appearance:

- 4.1** The proposal will consist of a 2no detached residential dwellings, with ample size rear amenity space serving the property.
- 4.2** The proposed dwellings has been carefully positioned on site to ensure separation distances are achieved and overlooking will not occur.
- 4.3** We have illustrated gable roof structures to the properties, although the appearance is not for consideration during this applications process.
- 4.4** Although not for consideration at this stage our client is proposing to construct the dwellings in a sympathetic manner to the surrounding properties.



Typical Elevation 1:100

3. Typical Elevation

5. Community Safety

- 5.1** According to information available to the general public there has been 1 crime reported in the vicinity for the month of January 2020. This information has been obtained from the Police website (www.Police.uk)
- 5.2** There is very little reason to suggest why the inclusion of 2 family homes would see an increase in these crime figures.

- 5.3** Due to the residential development proposed, natural surveillance for the area will be vastly improved with natural viewing parameters increased.

6. Environmental Sustainability

- 6.1** The dwelling will be fully insulated to meet the requirements of the current Building regulations, thus ensuring the dwelling will be thermally and acoustically efficient.
- 6.2** Double glazed units will be used throughout and energy-efficient heating system will be installed to heat the dwelling.
- 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 that the dwelling has 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 in close proximity, ensuring this development opportunity will be sustainable to the local area.

7. Conclusion:

- 7.1** We feel this planning application should be looked favourably upon and granted permission as we feel there are no justifiable reasons for refusal, the application site is deemed as an infill plot located between 2no residential dwellings.
- 7.2** The proposal would provide a welcome addition to the street scene, adding to the characteristics of the area and improving on the natural surveillance.
- 7.3** As stipulated within section 2.7 of this document ample visibility splays are provided from the proposed access to ensure highways safety isn't compromised by the inclusion of this development.
- 7.4** By agreeing to a residential development on this parcel of land the local authority would be able to reduce the deficit of required new homes in the County Borough.

Document Prepared by:
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