

Design & Access Statement

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WREXHAM COUNTY
COUNCIL

22 JUL 2015

Design and Access Statement

PLANNING DEPARTMENT



Statement prepared for:

Mr N Fearn
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Bucks
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Statement required for:

Proposed residential development on land to the rear of Rycroft, Percy Road, Wrexham. LL13 7EF.

1. Brief:

- 1.1** We have been employed by our client to prepare a planning application for a proposed detached dwelling on land to the rear of Ryecroft, Percy Road.
- 1.2** Following an initial visit, the site was found to be of sufficient size to accommodate a single detached 4 bedroomed dwelling.
- 1.3** An existing access point is present at the site, as part of the proposal we are hoping to retain this existing access.

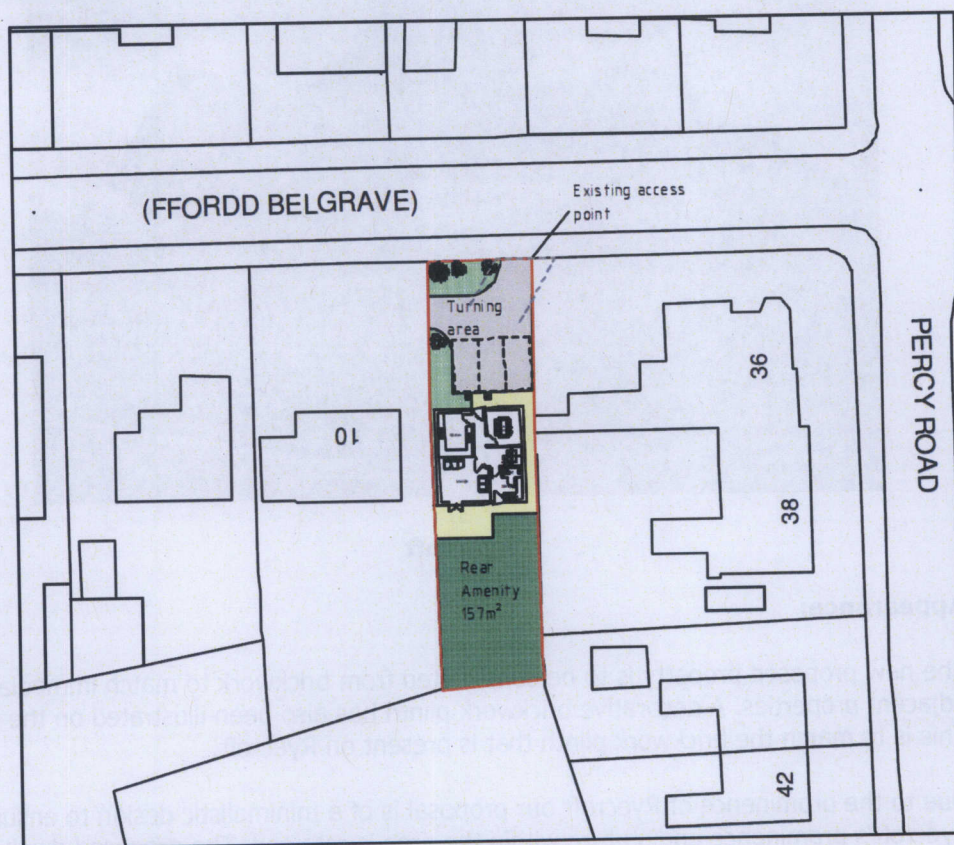
2. Access, including movement to and from the site:

- 2.1** The existing access is located on Belgrave Road, and is to be used to form access into our proposed development site.
- 2.2** Belgrave Road is located in the popular town of Wrexham and is approximately a 10 minute walk from the town centre. There are good pedestrian footways and crossways leading into the town centre.
- 2.3** A major town, surrounded by large dense villages, Wrexham's population is continuing to increase with many people choosing to reside in the town its self or within the surrounding suburbs.
- 2.4** A short drive from the application site the A483 provides excellent road links to other nearby towns and city's such as Oswestry southbound, and the city of Chester Northbound both of which are approximately 25 minutes from the site.
- 2.5** Wrexham has good bus routes terminating at the bus station (pictured below). Services to various locations such as Manchester and Liverpool are provided. This will mean the residents can live within the proposed property and still commute to other locations without the aid of a car.



1.
Wrexham Bus Station

- 2.6** There are also good rail links from the town centre, the rail network is vast, direct trains to Cardiff from Wrexham general are available. Rail links to Chester and Liverpool are also available direct from Wrexham. From Chester there is a wide range of destinations, Such as Crewe, Manchester, Newcastle etc.
- 2.7** Adequate parking facilities are provided as part of the proposed development, parking provisions have been allowed for at the front of the site to ensure the potential is maximized. A large rear amenity is to be provided as indicated on drawing no L045/005.
- 2.8** To comply with Part M of the building regulations a ramped access at a gradient of 1 in 12 will be provided to the main access point of the new proposed dwelling with a level threshold, a ground floor WC will also be provided again in compliance with Part M of the building regulations.



2.
Proposed Site Plan

3. Character:

- 3.1** There are a number of various architectural statements along Percy Road & Belgrave road, the most prominent structure along Percy road is Ryecroft. With a turret fronting a cross roads junction, Ryecroft can be viewed coming from a number of different directions.
- 3.2** Constructed from Ruabon red brickwork, with decorative brickwork plinths the structure was constructed with intent and almost as a symbol to the area. The last known use for Ryecroft was a residential care home, spanning across two properties the home was part of 36 & 38 Percy Road, formally known as Ryecroft.

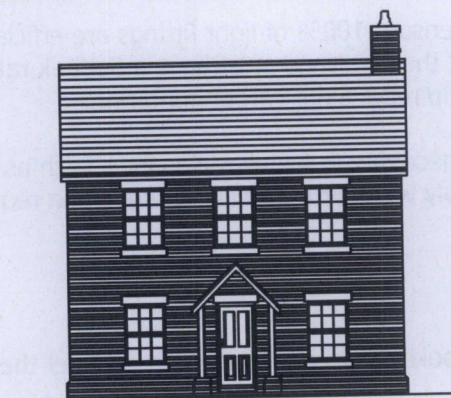
- 3.3** When walking along Belgrave Road, various styles of properties are present. It is believed properties are of Victorian/Georgian era. Large fenestration and brickwork detailing/rendering are present on these properties.
- 3.4** More modern dwellings are present on the street, it is believed no: 8 Belgrave Road, was constructed during 1930-1950s with large bay windows and hipped roofs. A modern coloured brick has been used for construction of the walls with roofs finished with natural roofing slate.



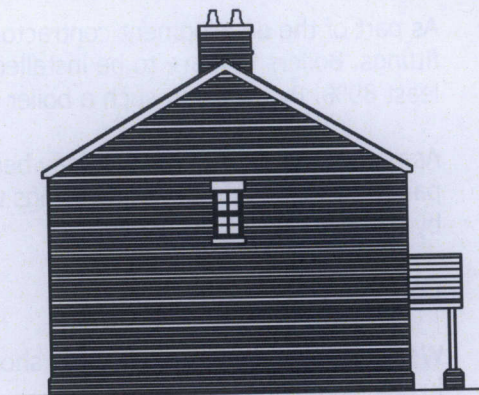
3.
Ryecroft

4. Appearance:

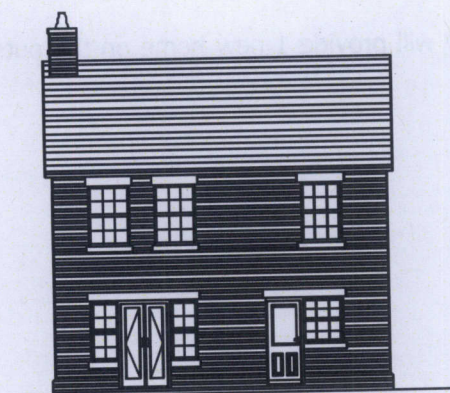
- 4.1** The new proposed property is to be constructed from brickwork to match immediately adjacent properties. A decorative brickwork plinth has also been illustrated on the drawings. This is to match the brickwork plinth that is present on Ryecroft.
- 4.2** Due to the prominence of Ryecroft our proposal is of a minimalistic design to ensure Ryecroft's prominence and stature within the area is retained. The proposed dwelling is to have a simple gable roof structure which matches other dwellings in the area.
- 4.3** Fenestration to the proposed dwelling is of vertical emphasis, matching windows that are present on Ryecroft and other dwellings on Belgrave road. A front storm porch has been provided to enhance the buildings appearance and add to the characteristics of the locality.
- 4.4** Headers and Cills have been illustrated as part of the elevational treatment proposed to the dwelling, again taking aspects of existing properties along the street scene and incorporating them within the design of our proposal.



Front Elevation



Side Elevation



Rear Elevation



Side Elevation

4. Proposed Elevations.

5. Community Safety

- 5.1 According to information available to the general public there has been 26 crimes reported in the vicinity for the month of April 2015. This information has been obtained from the Police website (www.Police.uk)
- 5.2 There is very little reason to suggest why the addition of the change of use would see an increase in these crime figures.
- 5.3 The addition of a residential dwelling would improve on natural surveillance for the area. This will help reduce crime figures for the area.

6. Environmental Sustainability

- 6.1 By allowing this area to be re-developed and used for a residential development we are able to make use of a vacant site. The proposed dwelling will be compliant with current building regulations, achieving excellent thermal values providing a comfortable home.

- 6.2** As part of the development contractors must ensure 100% of light fittings are efficient fittings. Boilers that are to be installed to heat the dwellings must have a Sedbuk rating of at least 89%. By installing such a boiler it will help reduce our carbon footprint.
- 6.3** As part of the development it may become a necessity to install renewables such as PV panels to ensure proposed dwellings will comply with current building regulation requirements by means of a SAP report.
- 7. Conclusion:**
- 7.1** We feel this planning application should be looked favourably upon as we feel there are no justifiable reasons for refusal.
- 7.2** The formation of a residential building plot within a designated residential area would make a positive contribution to the area, and provide an additional home within an established community.
- 7.3** By allowing this proposal the local authority will provide 1 new home on the outskirts of the town centre.

Document Prepared by:
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on behalf of Blueprint Architectural Services Ltd