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Design and Access Statement



Statement prepared for:

Mr John Williams

Moorbridge Construction
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Statement required for:

Proposed residential development on land adj to Nant Cottage, Lower Road, Coedpoeth, Wrexham.
LL11 3TP.

1. Brief:

- 1.1** We have been approached by our client to seek outline planning permission to develop land within their ownership to provide 1 no residential dwelling on the application site, adjacent to the previously approved site under app: P/2017/0967.
- 1.2** Due to the topography of the site, earthworks it is proposed the development will consist of a split level bungalow as illustrated on drawings: D111/002 & D111/003.
- 1.3** The application site is within the settlement boundary of Coedpoeth as noted in the Wrexham Unitary Development Plan.
- 1.4** The proposed scheme has been developed and considered with relation to national, regional and local planning policies and all relevant frameworks. All throughout there has been a working relationship between ourselves, and the client.

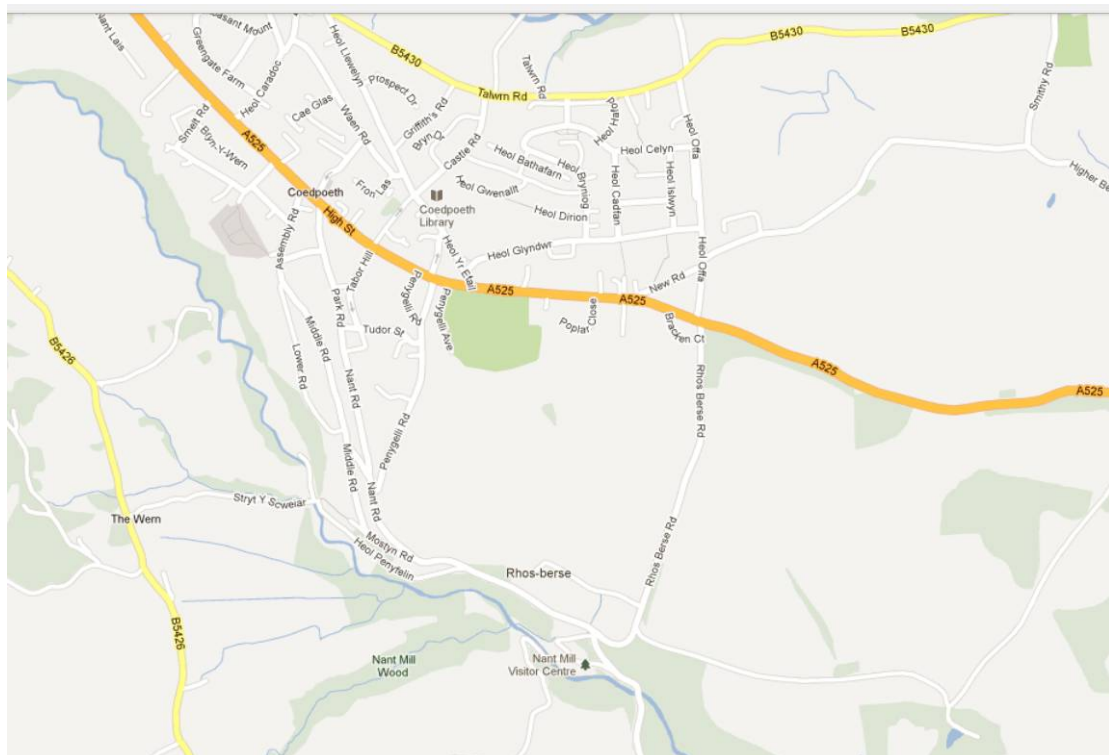


**1.
Existing Site Plan**

2. Access & movement to and from the site:

- 2.1** The site is accessed via an unclassified highway, as part of the development we are proposing to increase the width of the highway to allow 2 vehicles to pass along the application sites frontage.

- 2.2** The proposal as illustrated by drawing D111/002 indicates a proposed road width of 4.8m, this will significantly improve the safety of this existing unclassified road.
- 2.3** Lower Road, located within the village of Coedpoeth is not a through Highway, the road is only used to access dwellings as the Highway above (Middle Road) is generally the highway used by vehicles to access Nant Mill or in the opposite direction the village centre.
- 2.4** A new private driveway serving 1 property is to be formed providing visibility splays of 2m x 22m in a Southerly direction with a splay of 2m x 22m to the North, splays in excess of the requirement under the previously approved access under application P/2017/0967. No onsite turning is provided as the highway is confirmed as unclassified.
- 2.5** Lower Road connects to Assembly Road which in turn connects to High Street, Coedpoeth (the A525) which is a busy road through the centre of Coedpoeth. Bus stops are sited on the road, providing a good public transport network to local villages and Wrexham Town Centre. There is a BP Petrol Station within ½ a mile of the site with other convenience stores located on the High Street such as a Spar and Launderette.
- 2.6** Traveling down from the village of Coedpoeth the A483 links Wrexham to Chester in the north and Oswestry travelling south. The dual carriageway's junctions connect Wrexham Town Centre to the area's large Industrial Estate and the English town Nantwich, along with surrounding villages and hamlets such as Acton and Ruabon.
- 2.7** Traffic control along the high street is maintained by speed cameras. These are clearly indicated with warning signs attached to street lights and road signs at unequal spacings along the A525.



2. Street maps indicating the road network

- 2.8** In a westerly direction the A525 is the link road to Ruthin which is a town located in the county of Denbighshire. Ruthin could well provide prospective occupiers of the proposed dwelling additional source of employment which is in close proximity to the site some 25minutes drive away.
- 2.9** There is an existing field access point off Lower Road serving the paddocks at lower level, as part of the proposal this access point will be relocated to allow the adjacent new build properties with the area to park vehicles and also allow the construction of the proposed garage which is illustrated on the previous approved drawings P/2017/0967.
- 3. Character:**
- 3.1** Coedpoeth has a mixture of building types lining its streets. Middle Road and Lower Road have many individual large dwellings occupying the streets façade. A number of properties on Middle Road have balconies to make the most of the views across to Minera Mountain.
- 3.2** As well as the large individual dwellings along the street scene there are traditional cottages built from locally sourced materials such as sandstone located on Lower and Middle Road. A number of the properties in the vicinity have been extended and modernised during the course of their life time, some extensions seen as enhancements and some alterations deemed as totally out of character for the area and property they serve.



3.
Individually designed dwellings on Middle road.

- 3.3** As can be seen from the picture above a number of dwellings have been constructed on Middle road which creates a varied street scene. These dwellings have had a number of constraints to deal with such as the topography of the site, as can be seen by the photograph above a garage has been provided to the front elevation of the dwelling which is partially below ground.
- 3.4** Nant Cottage is currently undergoing some modernisation works and extensions which Blueprint have been involved with, obtaining the relevant permissions. This property is a traditional sandstone cottage side on to Lower Road, the building has undergone various alterations with rendered sections added to the property. The cottages roof structures are clad in natural slates.

3.5 Coedpoeth is a traditional village within the county borough of Wrexham, located on a through route to the Denbighshire town of Ruthin. Traditional methods of employment to the area included coal mines, lead mining and smelting at Minera Lead Mines and the Smelt. Quarrying, in the nearby Penygelli, Berwig, and Minera quarries, all were served directly by local railways. The late 20th century saw a decline in the area's traditional industries, and all have now disappeared. Today Coedpoeth is a dormitory village supporting people who work in Wrexham.

4. Appearance:

- 4.1** The proposal will consist of a detached residential dwelling, with ample size rear amenity space serving the property.
- 4.2** The proposed dwelling 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 property, to match the adjacent new build properties and ensuring the dwelling will be in-keeping with the area.
- 4.4** Although not for consideration at this stage our client is proposing to construct the dwelling in a sympathetic manner to the surrounding properties.



4.
Proposed Site Plan

5. Community Safety

- 5.1** According to the police website (www.police.uk), 25 crimes in November 2019 were reported. There is no reason to believe this will be increased by our proposal.
- 5.2** There is very little reason to suggest the proposal would see an increase in the crime figures stated above.
- 5.3** Providing a 1no dwelling to the area will increase the natural surveillance of the immediate locality.

6. Environmental Sustainability

- 6.1** By allowing this site to be developed, 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. The Boiler that is to be installed to heat the dwelling must have a Sedbuk rating of at least 89%. By installing such a boiler it will help reduce our carbon footprint.
- 6.3** It may become a necessity to install renewables such as PV panels to ensure the proposed dwelling will comply with current building regulation requirements by means of a SAP report.
- 6.4** Due to the sites location within a densely populated residential area, services will be in close proximity of the site, ensuring its sustainability to the locality.

7. Conclusion:

- 7.1** We feel this planning application should be looked favourably upon, the site is within the settlement boundary of Coedpoeth as noted in the adopted UDP.
- 7.2** The proposed property would be a welcome addition to the street scene and will allow improvements to the existing highway, increasing its width and allowing vehicles to pass one another along the sites frontage.
- 7.3** We believe our proposal should be fully supported by the local authority, by agreeing to a new dwelling on this parcel of land the local authority would be able to reduce the deficit of required new homes in the County Borough.

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