

# Design & Access Statement

**blueprint**  
architectural services

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## **Design and Access Statement**



### **Statement prepared for:**

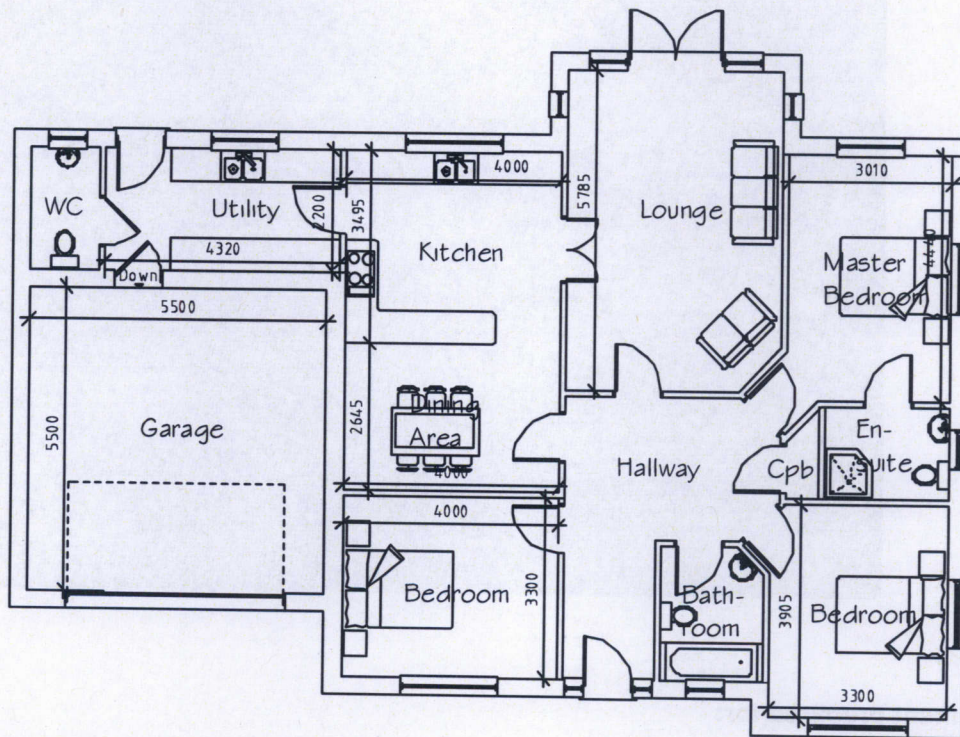
**Guy Tyrrell**  
Haulfryn  
Borras Hall Lane  
Wrexham  
LL13 9SG

### **Statement required for:**

Proposed residential development on land to the rear of no 5 & 6, New House Lane, Pentre,  
Wrexham. LL14 5AW

## 1. Brief:

- 1.1 We have been approached by our client to seek planning permission required for a residential development on land within his ownership.
- 1.2 The site has been subject to various outline planning applications for a single plot, which has been documented as Plot 8. The most recent application for the site was granted under application no: P/2014/0134.
- 1.3 The approved site plan as indicated on application P/2014/0134 provides our client with a 9.1m access route to fields within his ownership to the southern boundary. This access route is to be relocated due to the nature of the proposal we are putting forward.
- 1.4 Following the UDP the settlement boundary for Pentre falls parallel to no 6 New House Lane, meaning the development opportunity for the site exceeds the current Plot 8 by a considerable margin.



Floor Plan

## 1. Proposed floor Plan

## 2. Assessment

- 2.1 During a site visit, site dimensions were taken to ensure the plot size was sufficient to support the possible construction of 2 new residential bungalows.
- 2.2 The site itself is a level parcel of land with the southern boundary facing agricultural land. Plot 9 also has the benefit of the eastern boundary facing agricultural land.

- 2.3** A mound of earth has been placed on the access way which has been denoted by a stock proof fence, as part of the proposal this mound of earth will be removed to actual site levels.
- 2.4** The access road which provides access to agricultural land and our clients plot has not been used for several years, this is clear following the growth of brambles etc.
- 2.5** Being a level parcel of land the proposed dwellings will also be constructed on 1 level with no steps being introduced within the ground floor. A step will however be introduced between the garage and utility (a building regulations requirement).

### **3. Access, including movement to and from the site:**

- 3.1** Access to the site is via an un-adopted road, we have reason to believe the hammer head has been adopted. As part of the original development of the 6no bungalows fronting New House Lane, the hammer head was constructed with the access to the proposed plot in mind.
- 3.2** The site is located in the small village of Pentre just outside Chirk. New House Lane is accessed off the B5605 which joins the A5. The A5 provides excellent road links to Llangollen and Oswestry.
- 3.3** Many local conveniences can be found in the nearby village of Chirk, a grocery store is accessed off the B5070 the main road through Chirk. Other conveniences such as a fast food takeaway etc are available within the village centre.
- 3.4** The A5 carriageway joins the A483 dual carriageway at what is known as the Chirk roundabout. The A483 is the main dual carriageway linking Wrexham to Chester (northbound). The A483 terminates at this road junction. Southbound Oswestry is accessed via the A5.

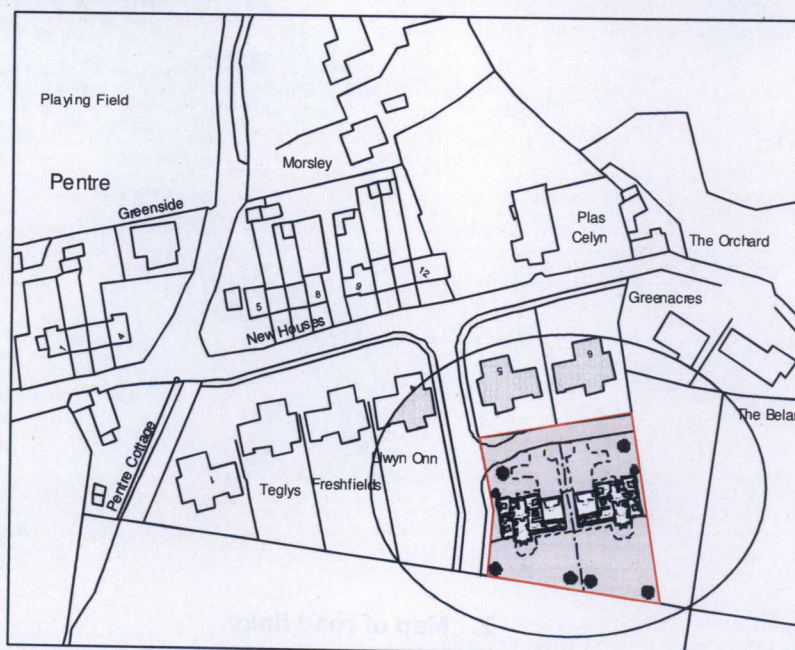


**2. Map of road links**

- 3.5** The building plot is near to a bus stop, regular bus services are provided along the B5605, a service that links Wrexham-Oswestry.
- 3.6** There are also good rail links from the nearby village of Chirk. Direct trains to Cardiff are available from Chirk. Rail links to Chester and Liverpool are also available from here.
- 3.7** Adequate parking facilities have been provided to each property, with turning areas to ensure vehicles can access and exit the site in a forward motion. An access road along the northern boundary is also to provide our client with access to his paddock which falls outside of the settlement limit.
- 3.8** The dwelling has been designed to ensure that all doors and passageways are wheelchair accessible to enable easy means of entering/exiting the properties, a level access will be provided at the main entrance point to the dwelling.

## **4. Character:**

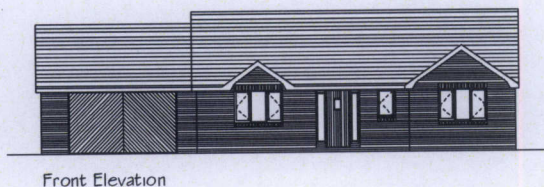
- 4.1** Pentre is a small hamlet located just outside the village of Chirk. Pentre is a traditional hamlet located within the county borough of Wrexham.
- 4.2** The properties within the hamlet have been constructed from a mixture of traditional materials such as brickwork walls and slate roofs. The Hamlet has steadily increased in size over the years with the introduction of new properties to the area.
- 4.3** The most recent addition to the area is a detached 2 storey dwelling with rooms within the loft. This property from what we can gather is in its final stages of construction. It is understood the dwelling is of timber frame construction and was granted permission under application no P/2011/0207.
- 4.4** It is our client's intention to construct the proposed dwellings to be sympathetic to the surrounding area. This would mean using traditional materials within the build as specified on drawing no T042/004.



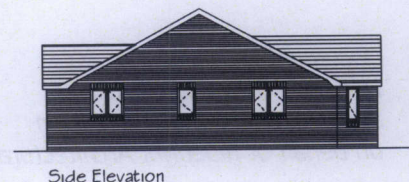
**3. Proposed Site Plan**

## 5. Appearance

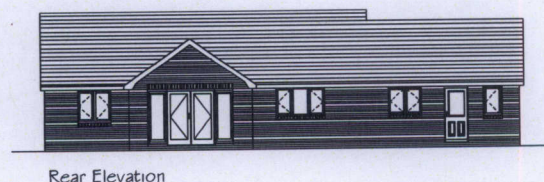
- 5.1** The site layout had been determined by surrounding properties, access of the site and scenery surrounding the site.
- 5.2** The properties are proposed as being single storey bungalows to match the properties fronting New House Lane. Various suggestions were made for the site including dormer bungalows, however during a scheme stage it was agreed that single storey bungalows would have the least impact to the properties fronting New House Lane.
- 5.3** The principle elevation of the property is north facing. This was the determining factor on the internal layouts of the properties. The Lounge/Kitchen Dining/ Master Bedroom have been located to the rear of the dwelling. All these rooms are therefore provided with southern facing windows which will provide the habitable rooms with sunlight throughout day time hours.
- 5.4** The orientation of the dwellings provides the properties with southern facing rear gardens this is an excellent selling point for feature owner/occupiers of the dwellings.
- 5.5** As part of the design gable projections were added to remove a bland façade and adds character to the properties. The gable projections also introduce characteristics associated with the properties fronting New Hall Lane.
- 5.6** The dwellings are to be constructed from brickwork, with a style and colour to match surrounding properties, roofs are to be finished with concrete roofing tiles with windows and doors to be good quality Upvc.



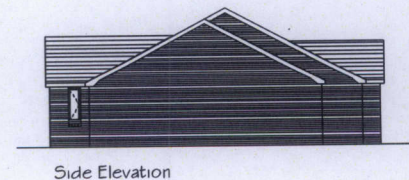
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

## 4. Proposed Elevations

## 6. Community Safety

- 6.1** According to information available to the general public there has been 4 crimes reported in the vicinity for the month of December 2014. This information has been obtained from the Police website ([www.Police.uk](http://www.Police.uk))
- 6.2** There is very little reason to suggest why the introduction of a residential development to the area would see an increase in these crime figures.

- 6.3** The proposed development will see an increase to natural surveillance. With a previous outline approval granted, the support of the council for 2 properties on this section of land will see an increase to the natural surveillance on what has previously been agreed in principle.

### **7. Environmental Sustainability**

- 7.1** The building will be fully insulated to meet the requirements of the current Building regulations, thus ensuring the dwellings will be thermally and acoustically efficient. The dwellings will be fitted with 100% energy efficient light fittings.
- 7.2** Double glazed units will be used throughout and energy-efficient heating system will be installed to heat the dwellings.
- 7.3** There is the possibility of using renewable energy on this development, solar panels may be incorporated into part of the design, solar panels would be sited on the rear elevation ensuring the visual impact of the dwelling from the street scene is not affected.

### **8. Conclusion:**

- 8.1** We hope this planning application can be looked upon favourably and permission granted for this proposal.
- 8.2** By agreeing to this development the local authority will approve good use of land and aid in reducing the need for housing stock within the country borough.

*Document Prepared by:*  
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*on behalf of Blueprint Architectural Services Ltd*