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P2020/0087

Design and Access Statement



Statement prepared for:

Mr Ian Nash
Bryn y Ffynnon
Old Road
Bwlchgwyn
Wrexham
LL11 5UF



Statement required for:

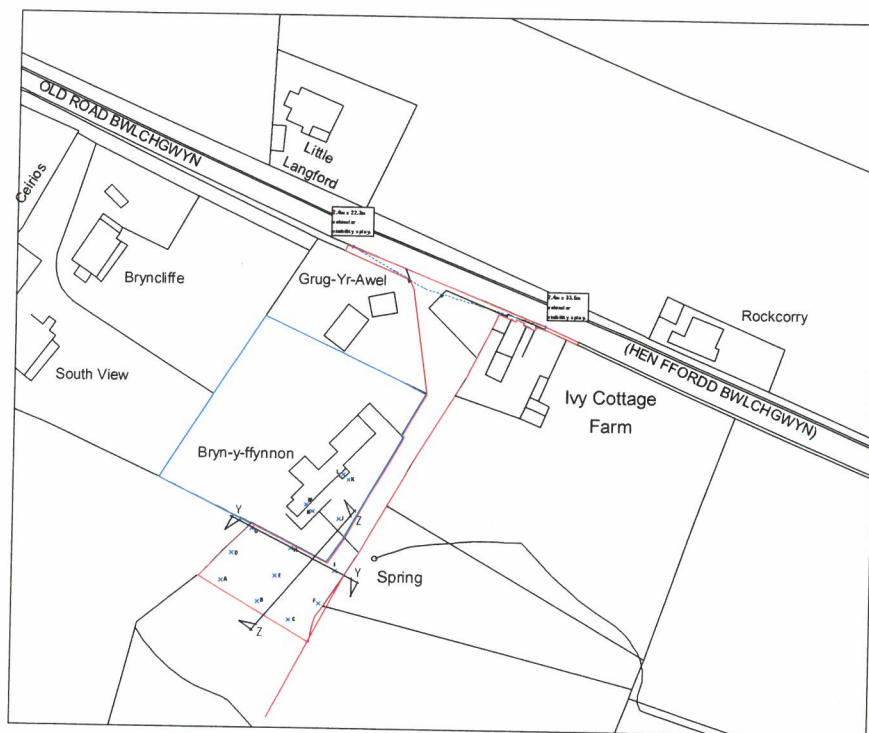
Proposed residential dwelling on land associated with Bryn y Ffynnon, Old Road, Bwlchgwyn, Wrexham, LL11 5UF.

1. Brief:

- 1.1** We have been approached by our client to seek the outline planning permission required for the proposed construction of 1no residential dwelling within their existing amenity space.
- 1.2** Following a pre application enquiry which highlighted issues relating to the existing access point having sub-standard visibility splays, a site survey was conducted by the Blueprint team.
- 1.3** The survey highlighted the opportunity to improve the existing access by widening the entrance. This could be done as part of the proposed development.
- 1.4** The application site is worthy of development, segregating land owned by Bryn y Ffynnon effectively.

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

- 2.1** Vehicles will access the site via an existing vehicular access point which is to be improved as part of the proposed development, these include the widening of the existing entrance point and re-location of existing telegraph poles to enhance the visibility.
- 2.2** Other improvements include the lowering of a neighbour's wall to 1m above highway level. A Certificate B has been filled out informing the neighbour of the proposal put forward. We realise a S106 will be needed to ensure the retention of this splay across 3rd party land.
- 2.3** Visibility splays will be enhanced from 22.3m & 33.5m to 62.3m & 38.4m as part of the improvement being proposed. The increase in traffic movements for 1no dwelling will be negligible, however the vast improvements proposed to the access will improve highways safety and should be seen as a positive by the Local Authority.
- 2.4** The access point is located on the B5430 Old Minera Road (bwlchgwyn). The speed limit to this section of highway has been reduced in recent years to 40mph. A number of the larger vehicles access the town of Ruthin via Coedpoeth use the A525 as the nature of the roadway suits larger vehicles.
- 2.5** The application site is situated on the outskirts of Bwlchgwyn, the road network provides easy access to the towns of Wrexham and Ruthin. The village of Coedpoeth is approximately 5 minutes' drive away from the site, many local conveniences can be found in the village with a fuel re-filling station present and various shops & takeaway food outlets.
- 2.6** The road network is vast and benefits our proposed application site, the A483 links Wrexham to Chester and Oswestry in the opposite direction. The A55 and M56 are easily accessible from the posthouse roundabout intersection.
- 2.7** Parking facilities have been illustrated on drawing N131/007 ensuring vehicles park within the sites boundaries. This will ensure no detrimental effect on the current highway, ensuring vehicles will not park on the street as part of the proposal.
- 2.8** Ramped access & level access threshold will be provided at the main entrance point of the dwelling with a ground floor WC included within the detailed design ensuring the property will comply with Part M of the current Building Regulations.



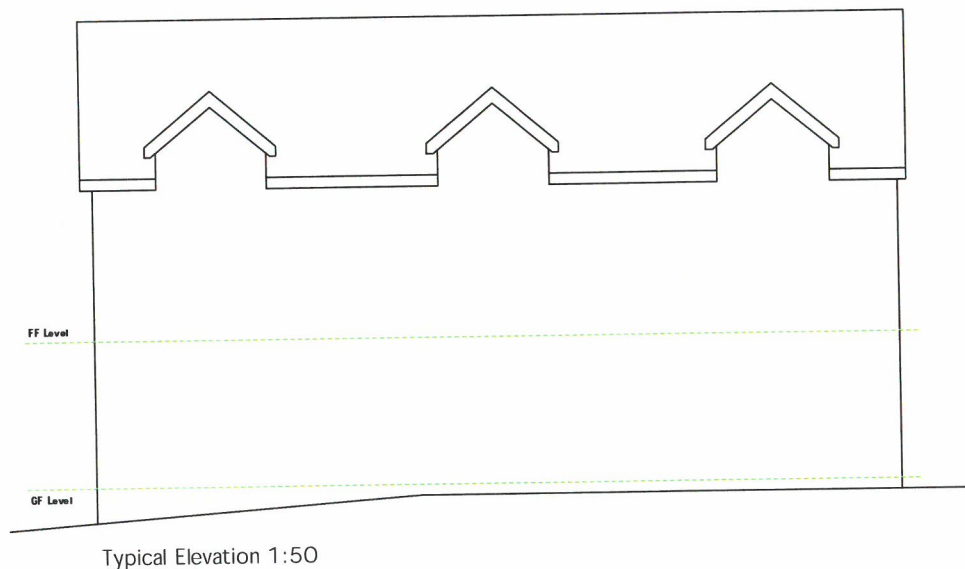
1. Existing Site Plan.

3. Character:

- 3.1** Each property in close proximity to the site has its own individual style and design. Traveling further up the B5430 a 1970s small cul-de-sac estate is present, these properties add to the characteristics of the vicinity and provide an interesting street scene, viewed off the B5430.
- 3.2** The 1970s style properties have been finished with more modern roofing materials in the form of concrete roofing tiles. The traditional stone cottages, farmhouses in the vicinity have natural roofing slate providing a watertight finish.
- 3.3** Bryn y Ffynnon is a traditional cottage which has been altered and extended over its life span. Extensions include an attached garage, which isn't thought to be original. Bryn y Ffynnon was once part of a larger plot which included land which Grug yr Awel is now constructed on.
- 3.4** Grug yr Awel is a fairly modern addition to the Street Scene roughly around 25-30 years old. This development is a good example of a modern addition fitting in with its traditional surroundings. Careful consideration in the design and use of materials has been taken to ensure the development fits in seamlessly to its surroundings.
- 3.5** The existing access into the site is rather peculiar as the entrance is over to the Westerly section of land. The access is likely to be the original entry point to the site, following the inclusion on Grug yr Awel. The existing entrance point serving the 2 existing properties is substandard, it is thought the access is the original access point to Bryn y Ffynnon with amendments made following the construction of Grug yr Awel.

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/dormer structures to the property, although the appearance is not for consideration during this applications process it is the chosen design in the immediate locality.
- 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.
- 4.5 The access point will mean the street scene is altered to accommodate a larger entrance point, the access would be an enhancement to the street scene and would mimic entrance points further along the highway.



3. Typical Elevation

5. Community Safety

- 5.1 According to information available to the general public there has been 14 crimes reported in the vicinity for the month of February 2019. This information has been obtained from the Police website (www.Police.uk)
- 5.2 There is very little reason to suggest the proposal would see an increase in the crime figures stated above.
- 5.3 The addition of a residential dwelling will enhance the viewing parameters from the site and increase natural surveillance for the area.

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 dwelling 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 is sustainable to the local area.

7. Local And National Policies.

- 7.1** The proposed residential development is compliant with policies PS1 and PS2, of the Wrexham UDP.
- 7.2** Our Scheme to develop this parcel of land will be compliant to Policy H2 & GDP1.

8. Conclusion:

- 8.1** The proposal would provide a superior access onto the site improving highways safety for the existing properties using the entrance.
- 8.2** The proposal will have minimal effect on the street scene with the changes in direct view of road users made to the entrance point, the dwelling located to the rear of the site will be vastly screened due to topography and existing boundary treatments.
- 8.3** The development opportunity presented by segregating a large obscure plot would be of benefit to the local authority in securing an additional dwelling to the county reducing the deficit of new build dwellings.
- 8.4** Careful consideration has been given the design and layout to avoid any potential overlooking issues.

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