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Design and Access Statement **Rev A**



Statement prepared for:

Mr Gino Paletta

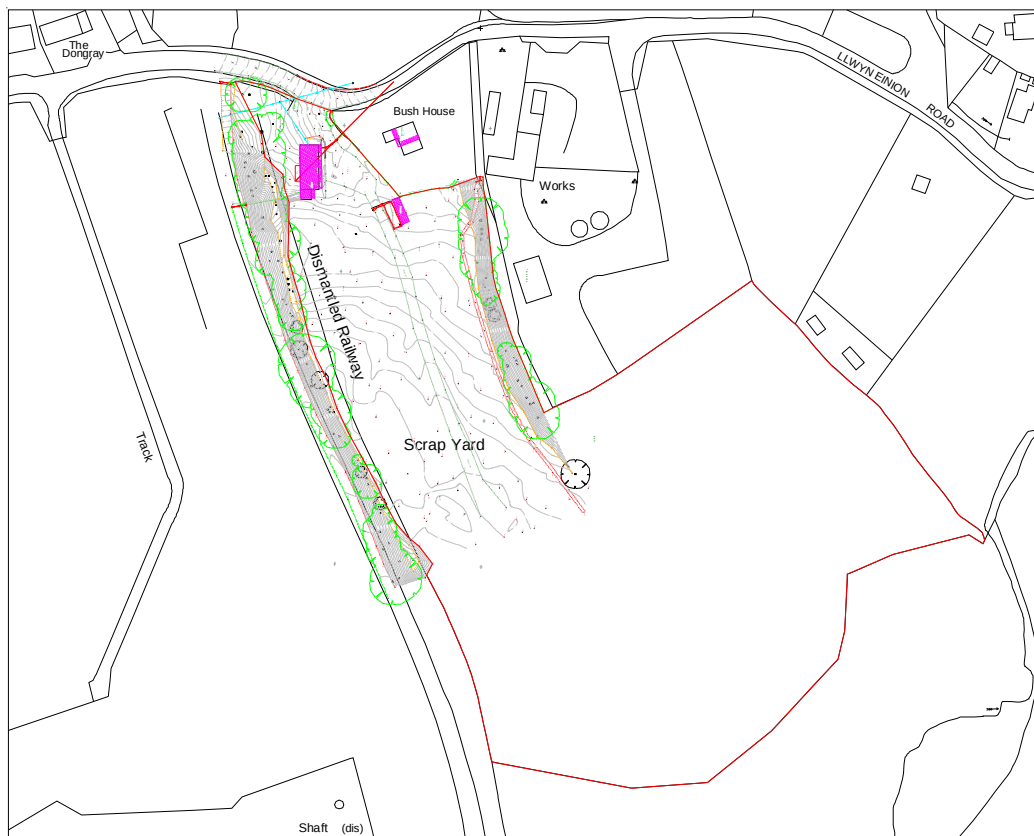
Trailwalk Ltd
Darland House,
Chester Road,
Rossett,
Wrexham
LL12 0DL

Statement required for:

Outline application for residential development at Legacy Scrap Yard, Esclusham Mill
Llwyneinion Road, Llwyneinion, Wrexham, LL14 4ET.

1. Brief:

- 1.1 We have been approached by our client to seek the outline planning permission required for a proposed residential development.
- 1.2 Our client's intention is to develop the site to create 15no. residential dwellings located on the land.
- 1.3 The site is a large parcel of land of 6.7 acres, which is currently classed as wasteland, with an existing site access located at the far northeast point of the site. It is our intention to only develop 2.7 acres of the land with the rest allocated for public open space and great crested newt mitigation.
- 1.4 The Legacy Scrapyard is currently closed due to the current owner now being retired. If an alternative use for this land is not achievable; then it could re-commence as a scrapyard at any given time. As this land has had a use previously; it can be classed as a brownfield site.
- 1.5 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, including movement to and from the site:

- 2.1 There is a current vehicular access point off Llwyneinion Road serving the scrapyard. As part of the proposal put forward the existing informal access point will be renewed and widened to an adoptable standard. This will provide a superior access into the application site with enhanced visibility splays.

- 2.2** Llwyneinion Road has a speed limit of 20mph. The proposed visibility splays achievable are 2.4m x 29m in the easterly direction and 2.4m x 35m in the westerly direction. These splays easily achieve the required splays for a 20mph road of 2.4m x 25m stated within Government Guidance; Manual for Streets.
- 2.3** The works involved to the access point on Llwyneinion Road provides with the required visibility splays, ensuring a safe proposed access point on to the parcel of land for the residential development.
- 2.4** The existing road to the site of Llwyneinion Road is actually deemed unsuitable for HGV's. With the current use of the site being that of a scrapyards; HGV's and car transporters visited the site on regular occurrences, collecting/depositing the around 1000 cars that were kept on the site at any one time. The proposal for a residential development of 15 houses will generate significantly less traffic movements to/from the site than the existing scrapyards.
- 2.5** Llwyneinion Road adjoins at the junction of Talwrn Road and Vinegar Hill. Vinegar Hill this the link road to the villages of Rhosllanerchrugog and Ponciau. From Talwrn Road, access into the major town of Wrexham can be achieved via Smithy Lane and Wrexham Road.
- 2.6** The A483, the main carriageway linking Wrexham to Chester and to Oswestry is easily accessible. Llwyneinion is conveniently located for all commuters of these large towns/cities, but also for those working within the local villages or hamlets.
- 2.7** The proposed access to the site along with the surrounding highway network is more than capable of accommodating the traffic associated with the proposed 15 dwellings.
- 2.8** Should there be a need for the residents of our site to travel by rail; the closest station is in Ruabon, a mere 2½ miles and can be reached either by bus or by car.
- 2.9** There are good bus routes throughout Wrexham. Regular bus services are provided that run from the adjacent village of Ponciau to Wrexham. The bus network from Wrexham is vast, with bus route direct to Chester available to Wrexham Bus Station. This provides easy access of public transport to the local towns and villages in the surrounding area.
- 2.10** Our proposal within the site is to provide a 4.8m wide road with 2m wide service strips either side to allow access to majority of the properties. This road will be adoptable. The subsequent roads serving the rest of our proposed dwellings will be 3.5m wide private roads. None of these private roads will serve more than 5 dwellings. All roads within the site have been provided with sufficient turning areas for vehicles to enter/exit the site in a forward motion.
- 2.11** There is a footpath running from the site to nearby services and facilities within Johnstown/Rhosllanerchrugog to the south of our site.
- 2.12** All the dwellings have been allocated the appropriate level of parking in accordance with the Local Planning Guidance Note No.16 Parking Standards.
- 2.13** When the full design of the development is completed for the reserved matters/full application, the dwellings will be designed to ensure that all internal doors and passageways are wheelchair accessible to enable easy means of entering /exiting the properties.



2. Proposed Site Plan

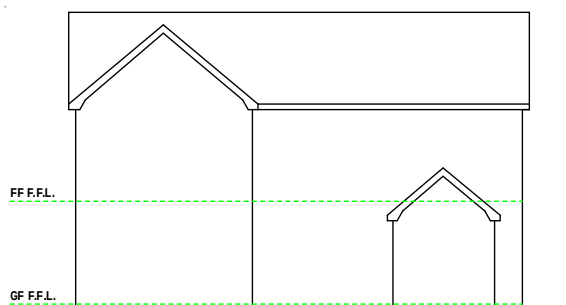
3. Character:

- 3.1** Llwyneinion is a small settlement located approximately 3½ miles from the town of Wrexham and 14 miles from Oswestry. Llwyneinion is located in the County Borough of Wrexham.
- 3.2** There are various architectural designs and periods of construction in Llwyneinion. A number of different facing materials have been used within the settlement. However, the external finishes are predominately render and brickwork for the walls with natural slate roofs. There are a small number of concrete tile roofs.
- 3.3** Driving around the vicinity of our site; there are a variation in house styles including bungalows and two storey dwellings. Nearly all of the dwellings are detached.
- 3.4** As defined within the Wrexham UDP; the site is located within an area classed as open countryside. Although this site is an area of open countryside and outside the settlement area; the justification for this development is that we are utilising a pre-developed (brownfield) site.
- 3.5** It is stated within Planning Policy Wales Part 4.9.1 *“Previously developed (or brownfield) land should, wherever possible, be used in preference to greenfield sites.”*

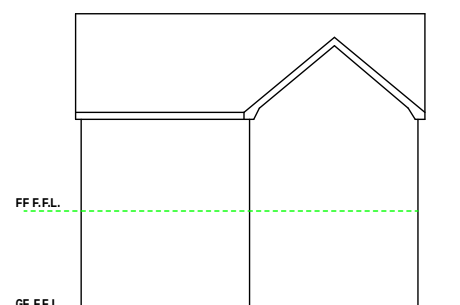
- 3.6** The site sits adjacent to one dwelling (Bush House) which lies to the front of the site, by the entrance. It has been agreed to dedicate a portion of the site to the garden area of Bush House in order to provide a positive outcome for the owner.
- 3.7** The only current structure on the site is a two storey brick and slate former mill building which formed the offices of the scrapyard. The car storage area of the scrapyard continues further into the site.
- 3.8** Since the closure of the scrapyard; the cars have all be cleared from the site. Although the site still retains its Environment Agency Waste Disposal Licence No. NOW-526-L. Therefore the yard could re-commence operations at any time.

4. Appearance / Design Principles & Concepts.

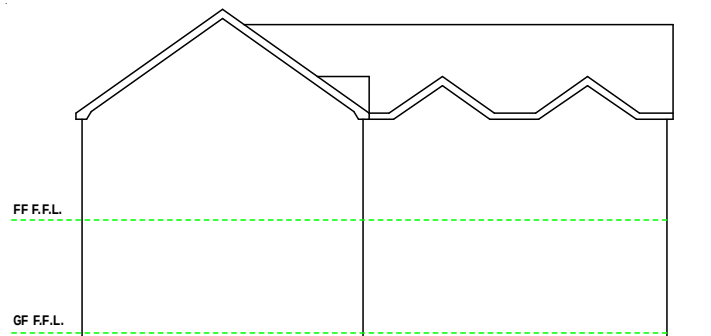
- 4.1** The site layout has been defined by the proposed access route into the site & surrounding residential dwellings. The design concepts follow the requirements set out by the local authority, attempting to maximize the development opportunity of a brownfield site.
- 4.2** The development will provide the area with additional family homes. The proposal is for 3 & 4 with a couple of 5 bedroomed properties, provided with ample amenity space and parking facilities. The properties are to comprise of detached dwellings, with varying roof designs to suit their location on the site.
- 4.3** Proposed roof structures are to vary on the site as noted on the typical elevations drawing Ref:P115/005. We have incorporated some single storey projections to some of the dwellings and others have dormer window structures at first floor level. Gable roofs have been used throughout. The different types of dwellings will provide the development with character and ensure the varied house types and designs in the area are continued theme on this proposed development.



Plot 1, 3, 4, 6, 10 + 12



Plot 2, 7, 8, 9, 13-15



Plot 5 + 11

3. Proposed Typical Elevations

4.4 The principle of design has also been considered in relation to secure rear amenity spaces, layout and separation distances achieved between each property. Understandably an outline application is an imitation of what can be done on site, however careful consideration has been given to specific design principles during the proposed layout as indicated on our planning drawings.

4.5 Although the appearance is not for consideration during an outline planning application it is our clients intention is to construct the dwelling in a sympathetic manner to the existing surrounding residential units.

5. Community Safety

5.1 According to information available to the general public there has been 77 crimes reported in ward of Ponciau for the month of July 2019. This information has been obtained from the Police website (www.Police.uk)

5.2 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.

5.3 The inclusion of this development to vicinity will vastly improve the natural surveillance. All perimeters of the application site would be viewed by occupants of the proposed dwellings.

5.4 Due to the detailed design and layout, the site has clear and defensible boundaries. The adjoining roads and footpaths are clearly marked to ensure that the public are aware of their routes through the site.

6. Environmental Sustainability

6.1 By allowing this site to be re-developed, we are able to make excellent use of a brownfield site. The proposed dwellings will be compliant with current building regulations, achieving excellent thermal values providing comfortable homes.

6.2 All dwellings will be fitted with lighting outlets which take lamps of luminous efficacy of at least 40 lumens/circuit watts to ensure that the dwellings have efficient light fittings. 100% of light fittings installed are to be energy efficient light fittings.

6.3 Discussions have been had with the current Local Authority's Ecologist and the Ecologist Consultants employed to deal with the development to ensure adequate mitigation measures are in place.

6.4 The scheme dedicates a large area of land for Great Crested Newt Mitigation Area. This can be seen on Site Plan Ref:P115/006.

6.5 The developed parcel of land would be sustainable to the area, due to services being in close proximity of the site and refuge collections already being undertaken in close proximity to the application site.

7. Conclusion:

- 7.1** By allowing this development; we believe the new dwellings will enhance the area being of equal design and size of the nearby dwellings rather than a disused scrapyards.
- 7.2** The modern efficient construction of the dwellings will ensure that the new occupants will have a comfortable home which will not have a negative impact on the environment or local ecology.
- 7.3** Although the land is outside the settlement area, as the development is located on a brownfield site, we believe that this land would be ideal for family homes within the local community.
- 7.4** By agreeing this development in principle, the local authority reduce the deficit of the much needed housing within the county and provide the area with an attractive development.
- 7.5** We feel this planning application should be looked favourably upon and granted permission, as we feel there are no justifiable reasons for refusal.

Document Prepared by:
Steven Michael Eltham
Architectural Technician
on behalf of Blueprint Architectural Services Ltd

Rev A – S.M.E. – 14/10/19