

DESIGN & ACCESS STATEMENT

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Introduction:

The application seeks to obtain an outline planning permission for two new three / four bed detached dwellings on the site at 97A Wrexham Road, Rhostellyn.

The site is currently used by Spik N Spanna as a car and van automotive centre. The site lies within settlement boundary of Rhostellyn. To the east are three detached dwellings, to the north are terraced houses, to the west is Holy Trinity Church and to south is a proposed residential development. The existing site comprises of three buildings, a double bay car / van workshop with a pitched roof, a single bay work shop and store, both metal clad and an office.



View of the site looking South East



View of existing site Entrance



View of the dwellings adjacent to the site

1 Movement, Access and Accessibility

The application is for outline planning permission and the detailed design is subject to a reserved matter, however the following principles for the detailed design are outlined as follows:

Access to the dwelling will be in the main compliant with Part M of the Building Regulations, 2004. Some of the more salient points are listed below: -

- Level access will be provided adjacent to all principle entrance doors. Access to the dwelling will be drive/pathways.
- A W.C. will be located on the ground floor. The W.C will be designed to comply with Approved Document M in respect of accessibility. Provision will be made for a downstairs room to be designed for use as a bedroom should it be required.
- Internal doors to all habitable rooms shall be 838mm wide to provide ease of access for all.

Parking

The proposed vehicular access will be via the existing access which serves many vehicle movements a day including customers, staff and deliveries. The existing driveway will also be retained. Parking will be formed which will afford a level and firm access. All residents and visitors parking will be provided for via level access with the principle entrance door. The amount of parking to be provided will be sufficient for both residents and visitors and in accordance with Wrexham County Borough Council standards for parking as referred to in Local Planning Guidance. It is proposed that a minimum of 3 car spaces will be provided.

2 Character Building Form - Scale and Massing - Materials

The proposed scale and massing of the dwelling will respond to the surrounding context. The specific designs of the dwellings are for the reserved matters application; however we can advise that the proposed dwellings will have the following approximate overall dimensions: length 11.025m maximum – 10.115m minimum, width 7.865m maximum – 7.640m minimum and height 7.95m maximum – 7.75 minimum. The buildings material palette is for a reserved matters application, however the materials palette will be in keeping with the surrounding context.

Accommodation

The development will comprise of a 3 / 4 bedroom detached dwelling. The proposed dwelling will have accommodation on the ground and first floor. The actual accommodation is for a reserved matters application.

3 Community Safety:

The proposal will also include security lighting providing heightened security during the hours of darkness.

4 Environmental Sustainability:

There are various options and methods available for the development, as the detail of the dwellings are reserved matters the options will be investigated in due course; however under consideration are some of the options which are listed as follows:

- The reduction in energy consumption, to surpass the requirements of Part L1B,
- Enhanced insulation values to reduce fuel use.
- Use of natural ventilation and passive solar design and use of natural lighting.
- On site renewable energy; photovoltaic cells, solar hot water, air source heat pumps.
- High efficiency boilers in conjunction with under-floor heating.
- Sustainable construction methods and materials from sustainable sources.
(FCS certified timber / EMS certified)

Drainage and Water Management

Consideration will be given to the following:

- Water efficiency and sustainable urban drainage.
- Rainwater harvesting and Grey water systems.

It is proposed that the development would connect foul water drainage and to use soakaways if appropriate for surface water drainage.

5 Movement to, from and within the development:

Predominantly traveling to and from the property will be car however a regular local bus service is available in the nearby located outside Holy Trinity Church of Brake Road and Bryn Road – to Wrexham and LLangollen. A primary school are located within walking distance of the site.

CONCLUSION

This application is submitted as an outline application under the Planning Acts. Key issues concerning the development of the site within the scope of an outline application have been addressed and the proposed solutions are contained in the application and have been developed accordingly. The detailed design of the dwelling is a reserved matters item, however the design will be contextual in character and efficient in terms of energy conservation, the design principles aim to minimise the proposals impact on the environment. We understand there is a presumption for development as the site lies within the settlement boundary of Rhostellyn and there is further capacity for residential development