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Design and Access Statement



Statement prepared for:

Mr & Mrs Price

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Statement required for:

Proposed detached dwelling on land adjacent to Ashgrove, Pant Hill, Penycae, Wrexham

1. Brief

- 1.1** We have been employed by our client to obtain Planning Permission for development of land adjacent to Ashrove, Pant Hill, Penycae for the construction of 1 detached dwelling and associated garage, parking and amenity space.
- 1.2** Our first task was to conduct a site survey, ensuring the site was feasible to develop in terms of site width and depth. Spot levels were also taken during the site survey to produce existing sectional drawings of the site.
- 1.3** The application site is ideal for the addition of a property in this location, being within a residential area in a central village location.
- 1.4** As can be seen on the site plan produced to support the application the site is set between mature boundaries, accessed by an un-adopted road currently serving Ashgrove and other properties.
- 1.5** To the South East of the site according to NRW the site is located within a surface water flood zone, this area has therefore been removed from the application site and is edged in blue as indicated below.

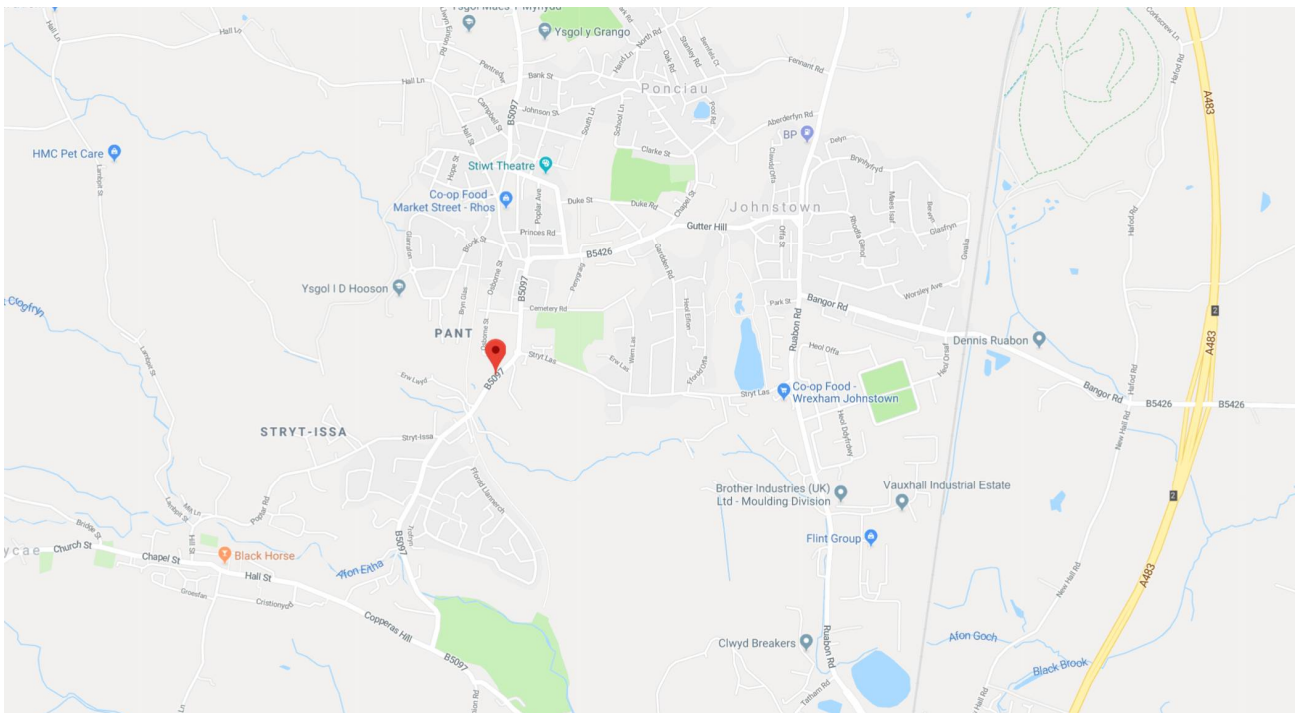


1. Proposed Site Plan

2. Access, including movement to and from the site

- 2.1** The site is currently accessed via an unadopted road which serves several properties. Visibility is good in both directions onto Pant Hill which has a speed limit of 20mph. A pelican crossing is close to the access point onto Pant Hill. This has been an addition in recent years improving pedestrian safety on this stretch of road within the village.
- 2.2** The existing driveway serving Ashgrove would need to be extended slightly to serve the new property. Ashgrove will also be provided with 2 parking spaces as part of the development which are illustrated on the Site and Location Plan.
- 2.3** Penycae is a small village located within the County Borough of Wrexham. Abutting the Village of Rhosllanerchrugog and in close proximity to the Villages of Johnstown and Ruabon, Penycae is only a few miles from the town centre of Wrexham.
- 2.4** The site has good road links to the town centre of Wrexham via A483. The A483 also joins onto A55 which provides excellent road links to the rest of North Wales, Chester and England.

- 2.5** A bus stop is located on the foot of Pant Hill, next to the pelican crossing ensuring the use of public transport is a simple task from this location. The no: 3 & 4 buses provide direct links to the larger village of Rhosllanerchrugog where many conveniences can be found. This service also provides a direct link to the large employment area of Wrexham, passing through the villages of Johnstown and Rhostyllen.
- 2.6** There are also good rail links from the nearby village of Ruabon, a short car journey from the application site. Direct trains to Cardiff are available from Ruabon. Rail links to Chester and Liverpool are also available from here.



2. Map of Road Links

- 2.7** Within the sites boundaries, there are adequate parking facilities for the development, as indicated by the planning site plan drawing no: P111/006. There will also be an area to allow vehicles to turn and manoeuvre ensuring vehicles can enter and vacate the site in a forward motion.
- 2.8** Level access into the dwelling will be provided ensuring access for the disabled is achieved in compliance with Part M of the approved Building Regulations Document.

3. Character

- 3.1** The area has mixed unit types, from detached to semi-detached properties, bungalows to 2 storey houses which provide an interesting view point from the main highway Pant Hill.
- 3.2** A number of different facing materials have been used in the area to construct the dwellings. Predominantly dwellings in the immediate locality are constructed from traditional materials. Facing bricks, sandstone and rendered facades are present. There is also a difference in

roofing materials used in the locality from concrete roofing tiles to the more traditional natural roofing slate.

- 3.3** Looking at the properties in close proximity to the application site a number of the dwellings have been altered over a number of years. Some properties have been re-roofed using tiles as opposed to the more traditional material of slates. Extensions have been added to numerous properties to provide larger living spaces.
- 3.4** As with most villages a number of public houses have been lost due to increased costs and limited footfall. In close proximity to the site the former Wheelrights has been converted to residential accommodation, this have been completed and ensured the building has been brought back into use.
- 3.5** Each property in the immediate locality appear different in their design. Although some properties are only slightly different the variation provides the area with character which is unlikely to be matched elsewhere in the County Borough.



Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100

3. Proposed Elevations

4. Appearance:

- 4.1** The site layout had been determined by surrounding properties, along with the access, depth & width of the application site.
- 4.2** The aim of the development is to provide a family home for our client, the site is of ample size to create the space required, as a number of the properties in the area have been

significantly altered over the years we felt it was important to ensure the space created wouldn't require additions to the property at a later date.

- 4.3** The properties footprint is an L shape with a rectangular section of the build being 2 storey. This design feature ensures the impact of the property on existing dwellings is minimal, ensuring the height of the proposed property is reduced as far as practically possible.
- 4.4** A detached garage is included as part of the proposal, as with 99% of 4 bedroomed detached dwellings a garage is seen as an essential room to store vehicles or gardening equipment associated with the plot.
- 4.5** Spread over two floors the property aims to deliver a comfortable 4 bedroomed property, comprising of Snug, WC, Lounge, Kitchen/diner and Utility space at ground floor level, with 4 Bedrooms in total, Master Bedroom with En-suite & Dress Room and Bathroom at first floor level.

5. Community Safety

- 5.1** According to information available to the general public there has been 21 crimes reported in the vicinity for the month of October 2018. This information has been obtained from the Police website (www.Police.uk).
- 5.2** There is very little reason to suggest the addition of a residential unit would see an increase in these crime figures.
- 5.3** The proposal will see an improvement on natural surveillance of the vicinity. The new dwelling will enhance viewing parameters of the site and beyond.

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 will be sustainable to the local area.

7. Conclusion

- 7.1** By agreeing this development the local authority will help address the need for housing within the County Borough.
- 7.2** We feel this planning application should be looked favourably upon and granted permission as we feel there are no justifiable reasons for refusal.

- 7.3** Due to the sites location and individually designed properties surrounding the site, this proposal will have a positive impact on the local community and improve the characteristics of the area.
- 7.4** The proposed development is an excellent use of land available within a central village location.

*Document Prepared by:
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