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Design and Access Statement



Statement prepared for:

Ms G Forrester

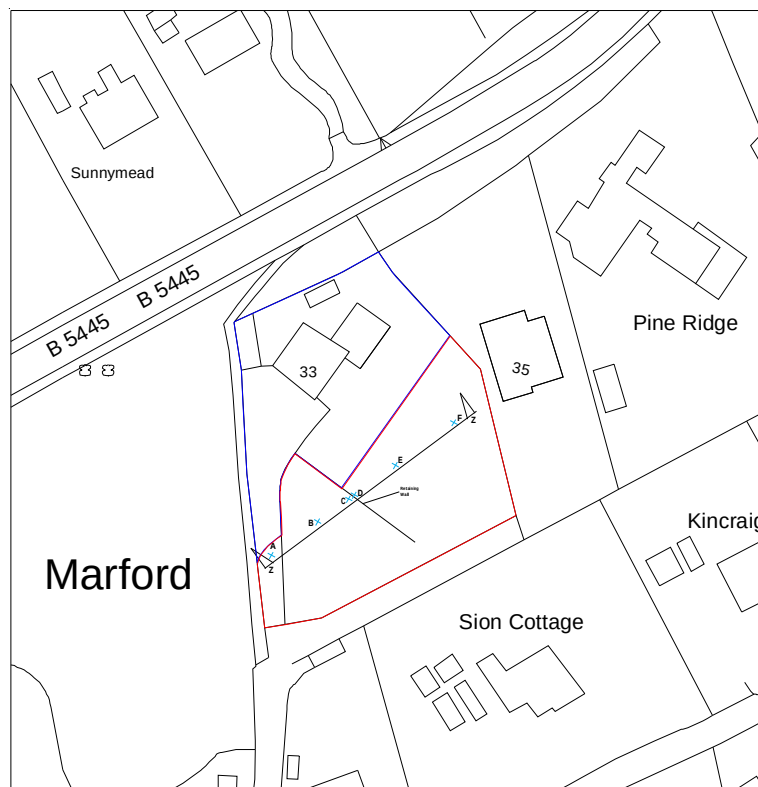
Lane End
33 Wynnstay Lane
Marford
Wrexham
LL12 8LF

Statement required for:

Outline application for residential development on land adj to Lane End, 33 Wynnstay Lane, Marford, Wrexham, LL12 8LF.

1. Brief:

- 1.1 We have been approached by our client to seek the outline planning permission required for development of 1no dwelling on land associated with 33 Wynnstay Lane, Marford.
- 1.2 A tree survey has been conducted by Steve Shields who has demonstrated some of the trees on site are in poor condition and require removal. Their removal will allow us to develop the site without having a detrimental effect on the vicinity.
- 1.3 Our initial task was to take levels across the site to assess the topography of the site and specifically difference in levels between the existing retaining wall on site.
- 1.4 The design/scale of the proposal is based on site constraints taking into account separation distances, positioning the property in the best possible location on site ensuring its impact on existing properties is minimal.
- 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 The parcel of land is located on Wynnstay Lane, Marford within the County Borough of Wrexham. The sites location is seen as a favourable location to reside

- 2.2** Wynnstay Lane provides a link to the village of Gresford in a Westerly direction, traveling in a Southerly direction Llan y Pwll can be reached together with the large employment site of Wrexham Industrial Estate.
- 2.3** 33 Wynnstay Lane backs onto Marford Hill (B5445) which is the main road running through Marford. The B5445 connects to the A483 bypass at the Rosset intersection off the B5102. This by-pass provides excellent links to the City of Chester and Town of Oswestry. The A483 also links road users to the wider road network such as the A55 which is a direct route to North Wales Coast.
- 2.4** The existing access is to remain unaltered as part of the proposal put forward. The new residential unit is to be accessed off the existing driveway as illustrated by drawing no: F040/002.
- 2.5** Currently 3 properties are served off the existing private driveway which is accessed off Wynnstay Lane, 1 additional dwelling using the driveway will not see a substantial increase in traffic movements and is relevant to the Highways guidance of no more than 5 dwellings served off a Private Driveway.



2. Proposed Site Plan

- 2.6** There are excellent bus routes throughout Wrexham. Regular bus services are provided which run through the village of Marford, a short walking distance from the site which terminate at Wrexham and Chester. This provides easy access for non-car users to the local towns and villages in the surrounding area.
- 2.7** When the full design of the development is completed for the reserved matters/full application, the dwellings will be designed to ensure that all doors and passageways are wheelchair accessible to enable easy means of entering/exiting the properties.

3. Character:

- 3.1** Wynnstay Lane is a sought after area, it isn't difficult to see the reasons why. Set within the Village of Marford this peaceful community has a mix of character with all types of dwellings located on the street.
- 3.2** Many developments have occurred in close proximity to the site, several new dwellings have been constructed on Hoseley Lane making the most of large plots. These new properties in particular are a statement to the vicinity, the dwellings have a positive contribution to the characteristics of the area.
- 3.3** Types of dwellings along Wynnstay Lane range from cottages, dormer bungalows to large detached dwellings, a real jumble of designs which all contribute to the outlook and feel of the area.
- 3.4** Different materials have been used along Wynnstay Lane, the majority appearing to be rendered facades with a variation of tile and slated roofs.
- 3.5** Lane End is characteristically with the majority of the dwellings in the area having rendered elevations. This property in particular has undergone extensive re-modelling throughout the course of its life time, with a clear addition added to the rear of the dwelling having an outlook over the amenity space to the South East of the site.

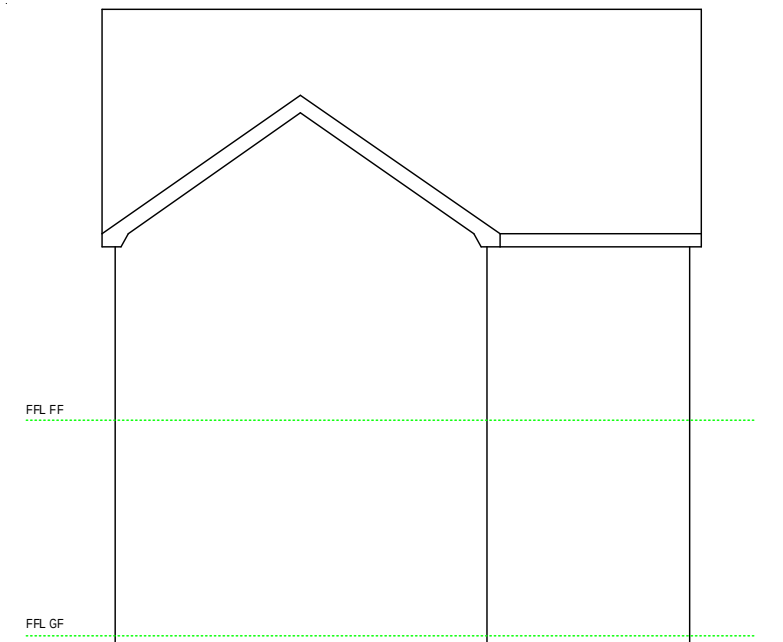


3. Lane End 33 Wynnstay Lane.

4. Appearance

- 4.1** The site layout has been determined by surrounding properties, existing access and position of trees on the site.
- 4.2** Alterations to existing site levels will be required to accommodate the new dwelling by removing a length of existing retaining wall and grading the land slightly.

- 4.3** Following an arboricultural survey; root protection areas ensure parts of the site are not developed. The proposed site layout accommodates this ensuring existing trees of value to the area are retained as part of the development put forward.
- 4.4** The property will be a detached dwelling, two storey in height. This will tie in with the Lane End and existing surrounding properties.
- 4.5** We have illustrated gable roof structures to the property with projections to the front and rear. The projections makes use of the land available, providing the new proposed property with character.
- 4.6** Although not for consideration at this stage our client is proposing to construct the dwelling in a sympathetic manner to the surrounding properties.



Typical Elevation 1:50

4. Typical Elevation

5. Community Safety

- 5.1** According to information available to the general public there has been 5 crimes reported within vicinity of our site for the month of August 2018. This information has been obtained from the Police website (www.Police.uk)
- 5.2** There is very little reason to suggest why the addition of a family home to the locality would see an increase in these crime figures.
- 5.3** The new development will improve on natural surveillance, with the incorporation of an additional residential dwelling on the site. The new dwelling will reduce any blind spots and hiding places on the site.

6. Environmental Sustainability

- 6.1** 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.
- 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 will be sustainable to the local area.

7. Conclusion:

- 7.1** By allowing this development the local authority will be agreeing to make good use of land available within the County Borough, ensuring impact on surrounding properties is kept to a minimum.
- 7.2** Due to the location of the site off the main highway, there will be no impact on the street scene, this is seen as a positive due to the established dwellings and street scape along Wynnstay Lane.
- 7.3** By agreeing this development in principle, the local authority reduce the deficit of the much needed housing allowing development within the settlement boundary of Marford & Gresford.
- 7.4** The proposal would provide a welcome addition vicinity adding to the characteristics of the area and improving on the natural surveillance.
- 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:

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on behalf of Blueprint Architectural Services Ltd