

Blueprint Architectural Services Ltd

Office 3K4 Redwither Tower, Redwither Business Park, Wrexham. LL13 9XT

Tel: 01978 356500

design@blueprintarchitectural.com

www.blueprintarchitectural.com

Design and Access Statement



Statement prepared for:

Mr T Edwards

Ty Derw
Oak Alyn Court
Cefn Y Bedd
Wrexham
LL12 9YT

Statement required for:

Outline application for proposed residential development on land at Old Wrexham Road, Gresford comprising of 8no mews style properties, new access point & associated parking to the rear.

1. Brief

- 1.1** We have been employed by our client to obtain outline planning permission for the construction of 8 no mews style properties within a block of 4 units with central access road.
- 1.2** A planning enquiry was submitted by ourselves for the application site for the erection of 2 large detached properties with central access road, feedback on the enquiry submitted indicated a positive outcome, helping reduce the deficit for the 5 year housing supply within the County Borough.
- 1.3** Although the enquiry referred to 2 no dwellings this proposed formal application is for the construction of 8 dwellings which would assist with reducing the deficit of housing supply further due to the increased number of units.
- 1.4** When viewing this vacant portion of land on the edge of the village it was deemed a plausible site to investigate further for the development of residential properties.

2. Access, including movement to and from the site

- 2.1** The site is located in the village off Gresford within the county borough of Wrexham, Gresford is a busy village and highly sought after location to reside. Established convenience stores are in the village centre including a local grocery store, local butcher and a post office.
- 2.2** Old Wrexham Road is accessed off the intersection of road between Chester Road and Vicarage Lane, a road junction which is controlled by traffic lights. The B5445 (Chester Road) connects Gresford to the nearby villages of Marford and Rossett. In the opposite direction the town of Wrexham can be accessed where a large employment base can be found.
- 2.3** The B5445 connects to the A483 bypass at the Gresford Roundabout road intersection, this road network provides excellent links to the City of Chester and also road networks beyond such as the A55 which connects Wrexham to the North Wales coastal towns of Conwy and City of Bangor.
- 2.4** Regular buses are available into the village of Gresford. Bus service no.1 travels from Wrexham to Chester at regular intervals giving non car users excellent public transport links to the nearby town centre of Wrexham and city centre of Chester.
- 2.5** Additional modes of public transports are available in Wrexham or Chester in the form of a train. Wrexham provides a direct route to Bidston travelling through the villages and towns of Caergwrle, Hope & Buckley. The train network in Chester is far greater with various destinations available such as, Crew, Manchester & Liverpool.
- 2.6** The application site is accessed off Old Wrexham Road, a new access point proposed. The access road will be 4.8m wide minimum to allow 2 vehicles to pass safely ensuring cars aren't waiting on Old Wrexham Road causing a hazard.
- 2.7** This development will also allow the introduction of a section of footway along the application sites frontage, this will assist in pedestrian safety for users currently having to walk within the highway to access their properties further down Old Wrexham Road.



1. Proposed Site Plan

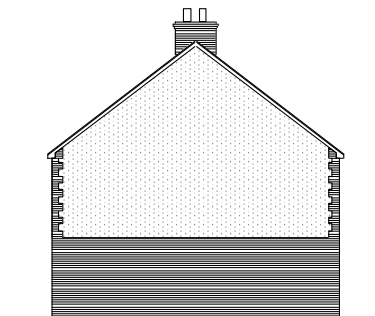
3. Character

- 3.1** The sites current characteristics are typical of a paddock, having hedgerows forming boundary treatments of the paddock. Due to the lack of maintenance of boundary treatments the site is obscured by vegetation when viewed off the highway.
- 3.2** Residential properties are located to the North and West of the site. Properties to the West are terraced properties, Victorian in style providing architectural brickwork coins surrounding original first floor fenestration with render infill panels. The properties provide an interesting street scene.
- 3.3** It is understood the terrace properties will have been constructed during the mining age of the area. Housing miners for the nearby Gresford colliery.
- 3.4** A large detached rendered property is located to the north; this appears to be Georgian in style with vertical emphasis windows. The size and location of the property indicate the property was once an important property to the area, surrounded by what are best described as workers dwellings.
- 3.5** Gresford has a large variety of dwellings present, from multiple house types on housing estates to one off self-build projects. Gresford is bursting with character. A building which is in the most prominent location in the village would have to be The Plough; a traditional building with large vertical emphasis of fenestration to the elevations.

- 3.6** The village itself has been increased in size recently with the introduction of The Pavilions housing estate located off Chester Road. The introduction of these properties provide a modern addition to the area, constructed by a local award winning developer. The development provides a high quality, modern development which adds to the characteristics of the village.



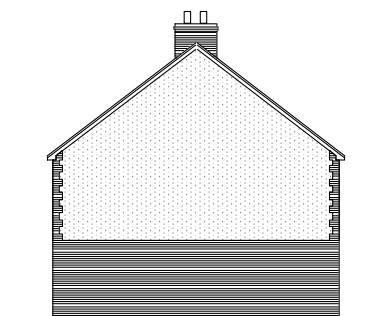
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

2. Proposed Elevations

4. Appearance

- 4.1** The appearance of this development seeks to enhance the area, yet be in-keeping with the vicinity, by adding modern with a traditional feel of dwellings.
- 4.2** Unlike The Pavilions site located on Chester Road, the appearance of the proposed dwellings need to be in-keeping with the terrace dwellings opposite the application site, this will ensure the character of the area vicinity is retained.
- 4.3** As illustrated on the proposed elevations the ground floor storey of the dwellings are to be formed with brickwork with render finishing added to the first floor storey in line with the properties to the West of the site. Brickwork coins are included within the design as an important feature to the elevations.
- 4.4** To add to the characteristics of the dwellings; imitation brickwork chimneys have been added to the design. This is another feature found on the terrace houses opposite.

4.5 Another feature of the development is the introduction of the parking to the rear of the properties. This will ensure parking does not affect appearance of the addition to the area. The dwellings act as a buffer ensuring hard standing for the parking area isn't seen from the highway. A large expansive hard standing area can in many ways detract from the development, especially in this location. The planning of a hedgerow along the back of proposed pathway will also assist with maintaining the street scene appearance.

4.5 As the proposed properties are 3 bedroomed units, additional windows to the front elevation have been included in comparison to the original terraced properties opposite. Although understandably important to mimic the style of property, subtle alterations such as additional windows will provide an interesting street scene.

5. Community Safety

5.1 According to information available to the general public there has been 9 crimes reported in the locality in February 2019. This information has been obtained from the Police website (www.Police.uk)

5.2 There is no reason to believe this will be increased by the construction of 8 dwellings our client is proposing.

5.3 The addition of 8 properties will improve on natural surveillance, increasing the viewing perimeters of the vicinity.

6. Environmental Sustainability

6.1 Due to the location of the application site within a residential area the proposal is deemed as sustainable to the vicinity with all services in close proximity.

6.2 The construction of new build properties will ensure they are thermally efficient and are constructed in line with current Building Regulations Standards.

6.3 As part of the development contractors must ensure 100% of light fittings are efficient fittings. Boilers that are to be installed to heat the dwellings must have a Sedbuk rating of at least 89%. By installing such a boiler it will help reduce our carbon footprint.

6.4 As part of the development it may become apparent the need to install renewables such as PV panels to ensure proposed dwellings will comply with current building regulation requirements by means of a SAP report. This works will be completed following detailed planning approval and building regulations approval.

7. Affordable Housing

7.1 The proposal for this site will include the incorporation for two of the dwellings to be allocated as affordable housing.

7.2 Our client's proposal is to enter into a Section 106 agreement to ensure these two affordable houses are kept in perpetuity.

8. Conclusion

- 8.1** We feel this planning application should be looked upon favourably as we feel there are no justifiable reasons for refusal.
- 8.2** The addition of 8no properties to the area will help reduce the deficit of new homes for the County Borough.
- 8.3** This site will also provide the area with 2no affordable housing, which is much needed within the area.
- 8.4** The proposal is in-keeping with surrounding dwellings and will enhance the current characteristics of the site adding to pedestrian safety along the existing highway.
- 8.5** Due to the location of the application site within an existing residential area the proposal is seen as sustainable to the area, with services in close proximity to the application site.

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