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Design and Access Statement Rev A



Statement prepared for:

Mr K West

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Statement required for:

Outline application for demolition of existing Sallywags Day Nursery, Bridge Road, Pentre Maelor, Wrexham, and construction of residential development.

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 initial task was to survey the existing building to document the existing site layout for planning purposes.
- 1.3** The vacant day nursery site has been subjected to vandalism; scattered contents of a storage building are over the site. Fences have also been damaged by vandals following the closure of the facility.
- 1.4** The application site is deemed as a brownfield site following the closure of the day nursery.



1.
Existing Site Plan

2. Access, including movement to and from the site:

- 2.1** Access to the site can be provided in a number of directions being on the edge of the Industrial Estate. A single access point currently serves the application site off Bridge Road, as noted on the existing site plan drawing: W142/002.
- 2.2** Bridge Road connects to the wider road network surrounding the Industrial Estate. The newly constructed bypass which enters the industrial estate at the north east gives road users easy access from the A483. In the opposite direction Pentre Maelor can be accessed from the town centre via Cefn Road.

- 2.3** Pentre Maelor is connected to the larger road network by the A483 which provides a link to the major roads of the country such as the M53/M56/M6/M1. Commuting from the application site is an easy task with excellent road networks available from the site.
- 2.4** Due to the previous use of the site a number of vehicles would use the highway during prime times through the day, picking up and dropping off children from the nursery. It is thought traffic movements to and from the site would be reduced with the introduction of this residential development.
- 2.5** Good public transport links are provided by a regular bus service to the village of Pentre Maelor. The 41A & 43 services provide hourly buses to and from the town centre.

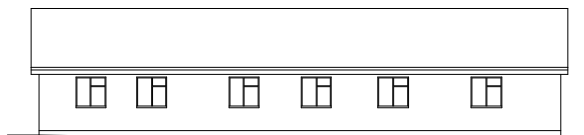


3. Existing Access Point

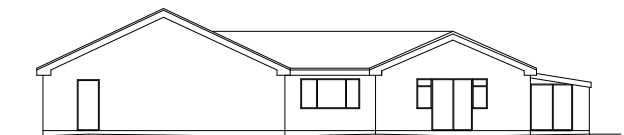
- 2.6** Additional public transport links to the country as a whole are provided by regular train services direct to Bidston, Chester, Cardiff & Holyhead from Wrexham General Train Station. Additional destinations are available by connecting train services from various termination points.
- 2.7** The existing access to the parking area is to be improved to allow vehicles to pass and park within the area currently allocated as parking for the Nursery. A separate access point is to be created to the Southern side of the site to allow off street parking to be provided to Plots 1 & 2.
- 2.8** 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.

3. Character:

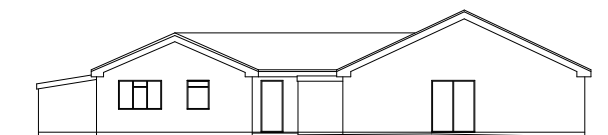
- 3.1** Wrexham is a large town with an ever growing population. Wrexham has undergone a huge redevelopment in recent years with the addition of Eagles Meadow Shopping centre. Rhosnesni secondary school is a short 10 minute drive from the application site. This secondary school has been extended and altered to provide the town with what is known as a super school with some 1250 pupils.
- 3.2** Typically the area of Pentre Maelor has linked semi-detached dwellings occupying the street scene, with all properties reputations of each other. The majority of properties within the village have hipped roof structures, with the post office opposite the application site having a gable roof structure. All residential properties within the vicinity have rendered facades.
- 3.3** The existing structure occupying the site has been altered a number of times to enlarge the premises to keep up with demand. The structure occupies a large portion of the site and is a single storey building.
- 3.4** Similar to the Post office which serves Pentre Maelor the structure is of gable roof design, with roofs connecting to one another via valleys as noted on the existing drawings provided, drawing no: W142/001. Roofs have been finished with concrete roofing tiles and walls finished with render to match the adjacent residential properties.



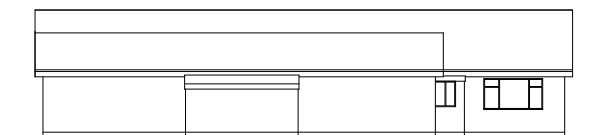
Front Elevation 1:100



Side Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100

4.

Existing Building on site

- 3.5** The nursery dominates the street scene in this location with its rectangular appearance set above the highway on a level plateau of land. This current built design has allowed us to produce a scheme which would have a similar appearance on the street scene.

4. Appearance

- 4.1** The site layout has been defined by the proposed access route into the site, surrounding trees and existing site layout. The design concepts follow the requirements set out by the local authority, attempting to maximize the development opportunity of a brownfield site in a central village location.

- 4.2** The development will provide the area with additional family homes. The proposal is for 2 & 3 bedroomed properties, provided with ample amenity space and parking facilities. The properties are to comprise of mews style properties, with gable roof designs.
- 4.3** The principle of design has also been considered in relation to secure rear amenity spaces and layout of the overall development in terms of parking and access. 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.
- 4.4** 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.
- 4.5** Parking provision was previously illustrated to the frontage of each individual dwelling which meant a vast amount of hard standing added to the street scene. We are aiming to enhance the current parking arrangements for the site providing parking for the residential dwellings as part of this application. This has allowed the dwellings to be re-positioned closer to the highway improving the rear amenity space.

5. Community Safety

- 5.1** According to information available to the general public there has been 12 crimes reported in ward of Pentre Maelor for the month of August 2018. The crimes reported vary from burglary to anti-social behavior. 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** The proposed development would deter vandalism with the demolition of the vacant nursery building.

6. Environmental Sustainability

- 6.1** By allowing this area 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** 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.
- 6.3** A SAP report will be generated at the building regulations stage which will dictate to our client the need to provide renewables as part of the project. Should any PV panels be required to ensure the SAP report is compliant, panels will be installed on the rear roof face.

- 6.4** The developed parcel of land would be sustainable to the area, due to services being in close proximity of the site, public transport links a few minutes' walk away & refuse collections already being undertaken in close proximity to the application site.

7. Conclusion:

- 7.1** We feel this planning application should be looked favourably upon as we feel there are no justifiable reasons for refusal.
- 7.2** Support of this application on a brownfield site would allow the local authority to reduce their deficit on new dwellings required for the county borough.
- 7.3** Development of this parcel of land within the community will vastly improve on the current characteristics of the site, adding to the natural surveillance for the area.

Document Prepared by:
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Revision A Prepared by:
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