

Blueprint Architectural Services Ltd

Redwither Business Centre, Redwither Business Park, Wrexham. LL13 9XR

Tel: 01978 356500

design@blueprintarchitectural.com

www.blueprintarchitectural.com

Design and Access Statement



Statement prepared for:

Ms Anita Williams

38 Park Road,
Wrexham,
LL11 5SG.

Statement required for:

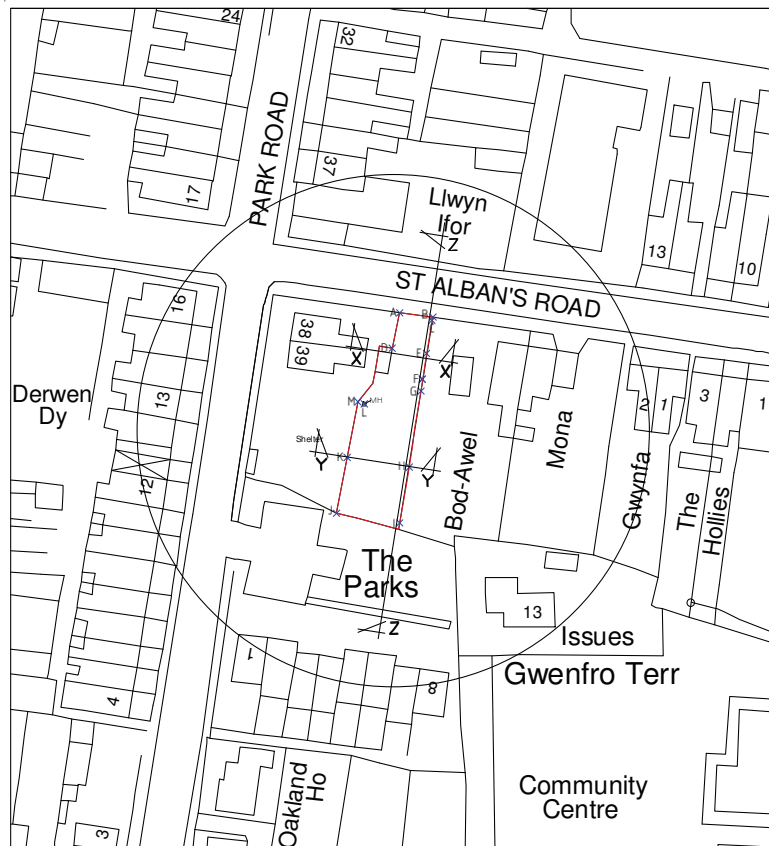
Proposed development at land adjacent to 38 Park Road, Wrexham, LL11 5SG.

1. Brief

- 1.1** We have been employed by our client to gain Outline Planning Permission for a development on land adjacent to 38 Park Road, Wrexham, LL11 5SG.
- 1.2** Our client's intention is to develop the site with 1no residential dwelling.
- 1.3** The plot has previously gained planning permission for a residential dwelling.

2. Assessment

- 2.1** Our initial task was to gather dimensions and spot levels across the site to assess the possibilities of gaining the residential unit as discussed with our client.
- 2.2** The site is a rectangular parcel of land with an existing access to the front of the site off St Alban's Road.
- 2.3** The parcel of land is currently used as amenity space for 38 Park Road in addition to the rear garden space.
- 2.4** The land is on a gradient decreasing to the rear of the plot.



Site Plan 1:500

1. Existing Site Plan

3. Access, including movement to and from the site

- 3.1** It is our client's intention to create a vehicular entrance from St Albans Road which has previously been approved on the former application.
- 3.2** Tanyfron is a small village located within the local borough of Wrexham and is situated near the villages of Brymbo, Brynteg, Southsea and New Broughton. Tanyfron is approximately 3 miles from Wrexham town centre.
- 3.3** The site has good road links to the town centre of Wrexham.
- 3.4** The A483 is easily accessible from the site. From the A483, the City of Chester is easily reachable along with connections to the A55 which allows simple road links to the rest of North Wales, and England.
- 3.5** Regular bus services are provided that run through Tanyfron that terminate in Wrexham, providing easy access of public transport to the local towns.
- 3.6** There are also good rail links from the Wrexham General Station which is only 3 miles away from the village. The rail network is vast, direct trains to London and Cardiff are available. Rail links to Chester and Liverpool are also available direct from Wrexham.



2. Wrexham General Train Station

- 3.7** Within the sites boundaries, there are adequate parking and turning facilities for the dwelling. As indicated by the site plan over the page parking is provided to the front of the property. Amenity space is also provided as indicated.
- 3.8** Level access into the dwelling will be provided ensuring access for the disabled is achieved.



Site Plan 1 :200

3. Proposed Site Plan

4. Character

- 4.1** The street scene on St Albans Road is made up of a variety of dwellings which vary from small bungalows to two storey detached dwellings. It is our client's intention to build a detached dwelling within the sites boundaries.
- 4.2** It is our client's intention to construct the proposed dwelling to be sympathetic to the surrounding area. This would mean using traditional materials such as brickwork for the external walls.
- 4.3** Roof coverings are to be natural slate which is to match the coverings used on 38 Park Road and the surrounding dwellings.

5. Appearance:

- 5.1** The site layout has been determined by surrounding properties, access of the site and the actual size of the site.
- 5.2** The main elevation of the property is North facing, providing St Albans Road with additional character.

6. Community Safety

- 6.1** According to information available to the general public there has been 72 crimes reported in the vicinity for the month of February 2015. This information has been obtained from the Police website (www.Police.uk)
- 6.2** There is very little reason to suggest why the residential development would see an increase in these crime figures.
- 6.3** The new development will improve on natural surveillance, with residential occupancy on the site rather than a vacant parcel of land. The design and layout of the whole site has been assessed to ensure that any blind spots and hiding places are kept to a minimum.
- 6.4** Boundaries for the new dwelling are to be post and rail fencing and shrubbery, this is to deter thieves from entering the gardens of the properties.

7. Environmental Sustainability

- 7.1** By allowing this area to be developed and used for a residential development we are able to make use of a largely disused area.
- 7.2** The building will be fully insulated to meet the requirements of the current Building regulations, thus ensuring the dwelling will be thermally and acoustically efficient. Double glazed units will be used throughout and energy-efficient heating system will be installed to heat the dwelling. The dwelling will be fitted with lighting outlets which take lamps of luminous efficacy of at least 40 lumens/circuit watt to ensure that each dwelling has efficient light fittings of more than one per 75m² or 75% of fixed lighting units.

8. Conclusion

- 8.1** By agreeing this development in principle, the local authority will make use of a mainly disused piece of land and provide the area with an attractive development.
- 8.2** We feel this planning application should be looked favourably upon and granted permission as we feel there are no justifiable reasons for refusal.
- 8.3** By agreeing to this development, local authority will ensure the site becomes a usable family home within a village community.

Document Prepared by:
Kate Hopwood
Architectural Technician
on behalf of Blueprint Architectural