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Design and Access Statement Rev A



Statement prepared for:

Mr Henry Culley

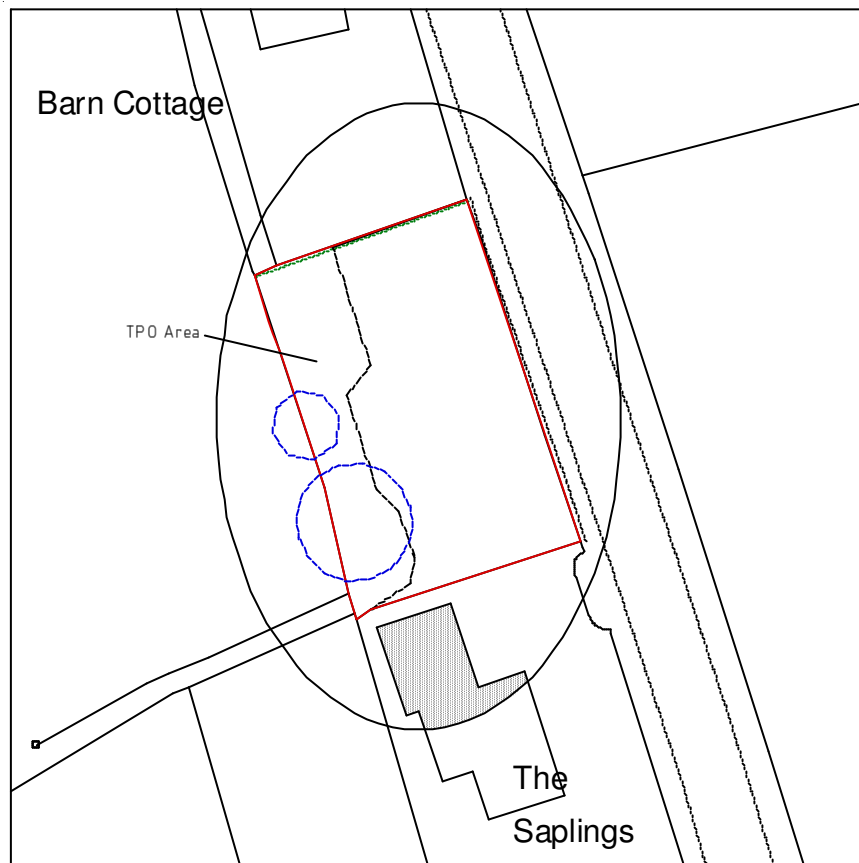
The Saplings,
Bowling Bank,
Wrexham,
LL13 9RN.

Statement required for:

Proposed residential development on land adjacent to The Saplings, Bowling Bank, Wrexham, LL13 9RN.

1. Brief:

- 1.1** We have been approached by our client to seek the planning permission required for a residential development on land adjacent to The Saplings, Is Y Coed, Bowling Bank.
- 1.2** The parcel of land currently has planning approval for 'Erection of single dwelling and creation of new pedestrian and vehicular access' Ref:P/2014/0417.
- 1.3** It is our proposal to erect a single storey and a half dwelling. Pedestrian and vehicular access to remain as previous approval.
- 1.4** 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.

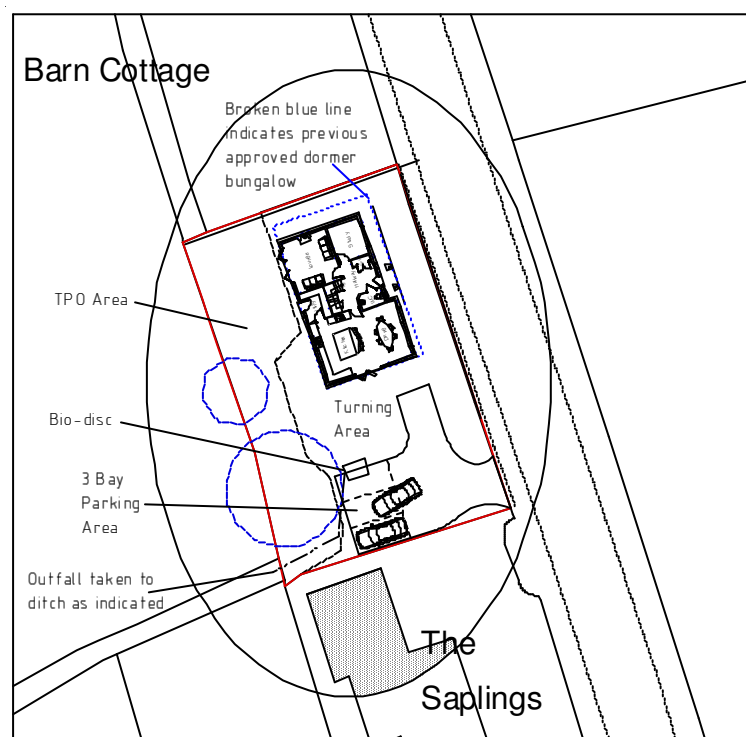


1. Existing Site Plan

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

- 2.1** The previous approved site is currently accessed off the B5130 which is located in the hamlet of Bowling Bank.
- 2.2** It is our client's intention is to provide a turning area to ensure no vehicles will have to reverse onto the highway.

- 2.3** Bowling Bank is a small hamlet located within the local borough of Wrexham. Situated near the Wrexham Industrial Estate, Bowling Bank 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 the link road with the A483. The A483 also joins onto A55, providing easy road links to another major town of Chester and the rest of North Wales.
- 2.5** Regular bus services are provided that run through Bowling Bank that terminate in Wrexham and Bangor on Dee, providing easy access of public transport to the local towns.
- 2.6** The building is to be provided with ramped access, maximum gradient of 1 in 12 to entrance point of building with 1200mm deep level platform at top of slope. Allow for roll-over threshold to entrance door. Ramped access to entrance to comply with part M requirements. Internal doors at ground floor are to be of such a size so as to provide clear opening between stops of 775mm.



2. Proposed Site Plan

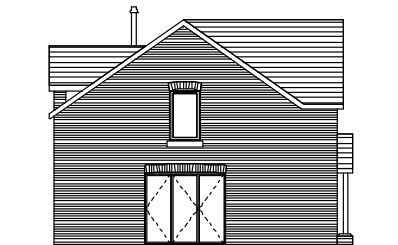
3. Character:

- 3.1** There are a number of various properties dotted along B5130. The traditional street scenes of this road are made up of detached dwellings.
- 3.2** The façade of the properties are made up of a combination of brickwork and rendered buildings. The use brickwork is intended for the new property to be of similar colour to the brickwork used on the adjacent property.

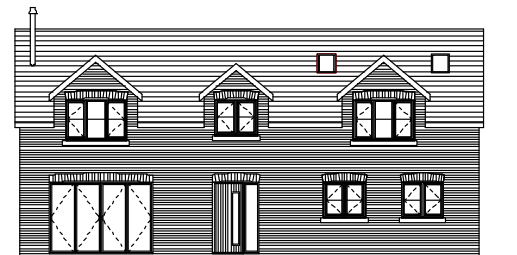
- 3.3** It is our client's intention to construct the proposed dwelling to be sympathetic to the surrounding area.



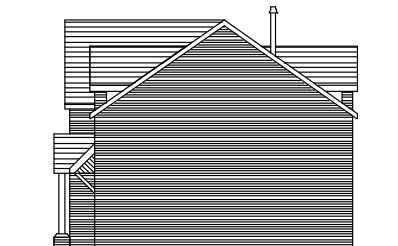
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

3. Proposed Elevations

4. Appearance:

- 4.1** The site layout had been determined by surrounding properties, access of the site and the actual size of the site.
- 4.2** The property will comprise of a detached dwelling that is one and a half storey. The dwellings either side consist of a single storey bungalow on the right and a large two dwelling to the left. Therefore we feel the proposed dwelling will give a natural progression along the street scene and be sympathetic with its surroundings.
- 4.3** During the design process we incorporated a gable to the front elevation to add character to the proposed dwelling. Sandstone cills and brickwork arched headers have been incorporated into the design of the building to create a more interesting elevations.
- 4.4** Our client intends to install good quality softwood windows to the local authority's approval this will ensure a high quality build to the dwelling. Fascia's and soffits will then match the windows to ensure there is continuity within the build.
- 4.5** From the previously submitted design the dwelling has been reduced in size following discussions with the planning officer. We have also altered the master bedroom gable window, increasing the width to provide additional natural light into the bedroom. Comments have been made in the tree report, item 8.0 refers to the previously approved design being amended to suit possible shading from trees. With this in mind the gable window has been increased in size along with the addition of roof lights within the master bedroom.

5. Community Safety

- 5.1** According to information available to the general public there has been 22 crimes reported in the vicinity for the month of February 2015. 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 family home to the area would see an increase in these crime figures.
- 5.3** With the inclusion of this development to the area natural surveillance would be vastly improved.

6. Environmental Sustainability

- 6.1** By allowing this area to be developed and used for a residential development we are able to make use of a mainly disused area.
- 6.2** 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. 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 the dwelling has 100% of fixed lighting units to be fitted with efficient light fittings.
- 6.3** During the design process rainwater harvesting had been discussed with the client, this will ensure rainwater is re-used, for use with toilets etc. Our client is to determine whether or not they intend to use this method of sustainability.

7. Conclusion:

- 7.1** We believe that the variation in design is an enhancement to the previously approved dwelling on the site.
- 7.2** By agreeing to this development, local authority will ensure the site becomes a usable family home within a village community.
- 7.3** With this site being an "infill plot" and conforming with the local and national development policies, we believe that this land would be ideal for a family home within the local community.
- 7.4** We feel this planning application should be looked favourably upon as we feel there are no justifiable reasons for refusal.

Document Prepared by:
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