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Design and Access Statement



Statement prepared for:

Mr Wright

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Statement required for:

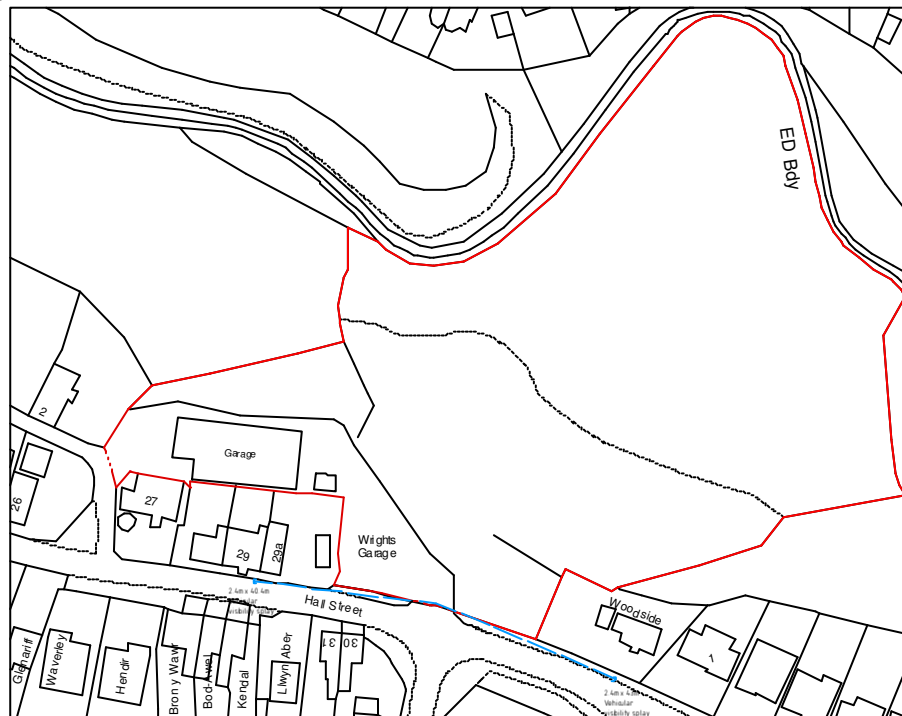
Proposed development on land at Wrights Garage, Hall Street, Penycae, Wrexham, LL14 2RU.

1. Brief

- 1.1** We have been employed by our client to gain Outline Planning Permission for a development on land at Wrights Garage, Hall Street, Penrycae.
- 1.2** Our client's intention is to develop this vacant piece of land to for a residential development.
- 1.3** The development is proposed over 2 main development areas. This first area currently houses the former garage buildings which are now vacant. The second is land which is disused and is vacant.

2. Assessment

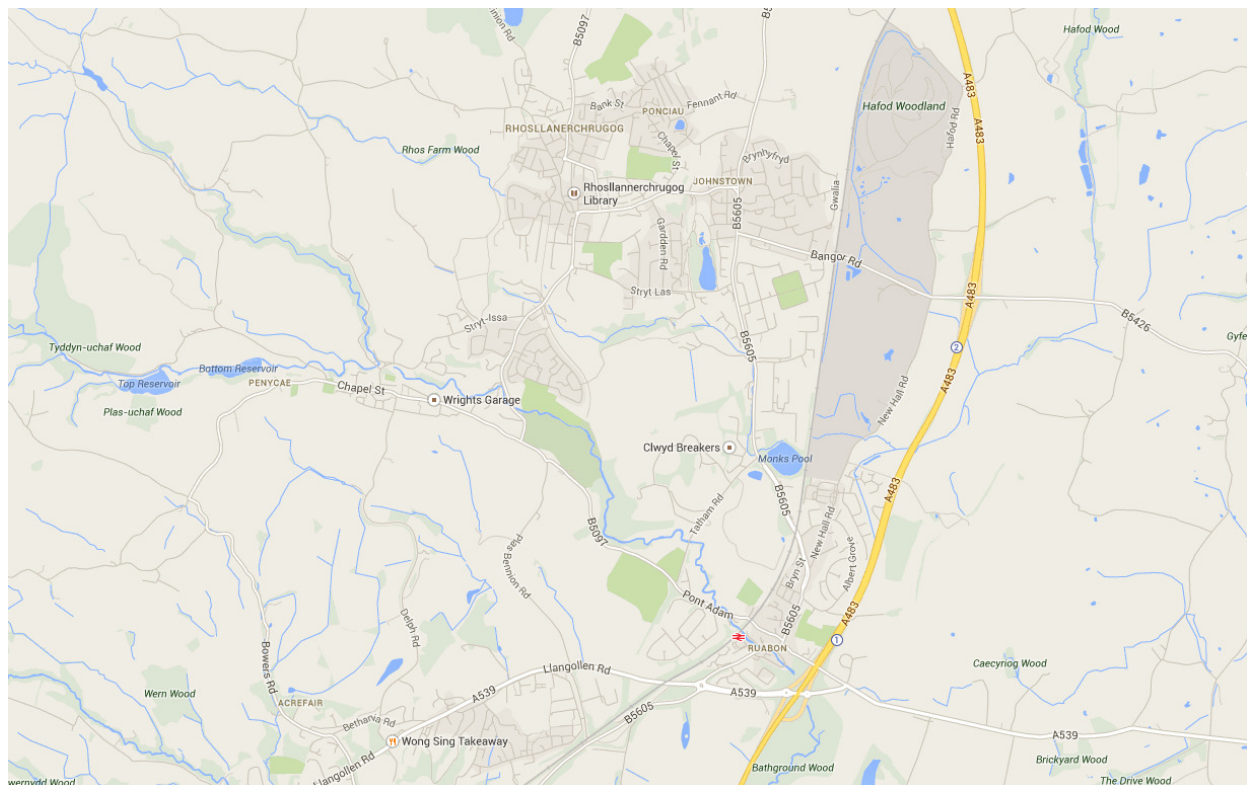
- 2.1** Our initial task was to gather dimensions of the existing structures on the site. We then obtained a topographical survey for the larger second development area.
- 2.2** The site benefits from existing site accesses located at both ends of the site as indicated on the proposed site plan.
- 2.3** A parcel of land used to be host for Wrights Garage, which has presently closed for business. The garage building is still located on the site, which has collapsed in parts due to heavy snow fall in previous winter months. This building is to be demolished to provide sufficient space for the proposed development.



1. Existing Site Plan

3. Access, including movement to and from the site

- 3.1** It is our client's intention to use the existing vehicular entrances, which gain entry to Wrights Garage, as the proposed site access.
- 3.2** As part of our proposal we have provided a typical section through the proposed highway, a cut and fill exercise is to be applied to the site to ensure site road levels do not cause hazards in adverse weather conditions. By applying a cut and fill to the site we are able to provide an access road with a gradient of 1 in 5.
- 3.3** Penycae is a small village located within the local borough of Wrexham. Situated near the villages of Rhosllanerchrugog, Johnstown and Ruabon, Penycae is only a few miles from the town centre of Wrexham.
- 3.4** The site has good road links to the town centre of Wrexham via A483. The A483 also joins onto A55 which allows easy road links to the rest of North Wales, Chester and England.
- 3.5** Regular bus services are provided that run from Penycae and terminate in Wrexham, providing easy access of public transport to the local towns.
- 3.6** There are also good rail links from the near village of Ruabon. Direct trains to London and Cardiff are available from Ruabon. Rail links to Chester and Liverpool are also available from here.



2. Map of Road Links

- 3.7** Within the sites boundaries, there are adequate parking facilities for the development. As indicated by the proposed site plan drawing no: W093/006. Amenity spaces for all plots are also provided as indicated.
- 3.8** Level access into the dwellings will be provided ensuring access for the disabled is achieved.



3. Proposed Site Plan

4. Character

- 4.1** The existing street scene is very traditional in character, made up of a combination of terraced, semi-detached and some detached dwellings.
- 4.2** It is our client's intention to construct the proposed dwellings 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 slate grey interlocking concrete roofing tile.

5. Appearance:

- 5.1** The site layout had been determined by surrounding properties, access of the site and the actual size of the site.

- 5.2** The properties will consist of semi-detached units and detached units. With this application being an Outline application the appearance of the dwellings at this stage isn't for consideration.
- 5.3** Roof structures will be pitched at 22.5° for proposed plots where existing garage currently stands. We are proposing hipped roof structures to ensure the height of the dwellings have minimal effect on adjoining properties.
- 5.4** Proposed units on land to the North East of the site are to be Gable roof structures to provide a traditional and a variety to the proposed developments at the site.
- 5.5** Properties are to be constructed using traditional materials to add to the surrounding area rather than use a modern method of construction that could detract from the traditional feel of the area.
- 5.6** The proposed dwelling which fronts Hall Street is to be split level to accommodate the sloping nature of this particular plot. As previously stated in 5.2 the appearance of the dwellings aren't for consideration at this stage.

6. Community Safety

- 6.1** According to information available to the general public there has been 17 crimes reported in the vicinity for the month of Nov 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 an unused dilapidating garage and vacant piece 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 dwellings 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** The dwellings will be fully insulated to meet the requirements of the current Building regulations, thus ensuring the dwellings will be thermally and acoustically efficient.
- 7.2** Double glazed units will be used throughout and energy-efficient heating system will be installed to heat the dwelling.
- 7.3** 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.
- 7.4** Parts of this site are classed as brownfield having an existing use for the site which is no longer viable. Allowing us to introduce residential dwellings to the area will allow us to re-use a current vacant area, this being sustainable to the locality.

8. Conclusion

- 8.1** By agreeing this development in principle, the local authority will make use of a mainly disused piece of land within the settlement limit 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** The local authority can ensure the site becomes a usable area again by supporting this application and creating family homes within a village community.

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