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Design and Access Statement



Statement prepared for:

Mr Gareth Davies

3 Camberley Drive,
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LL12 7LN

Statement required for:

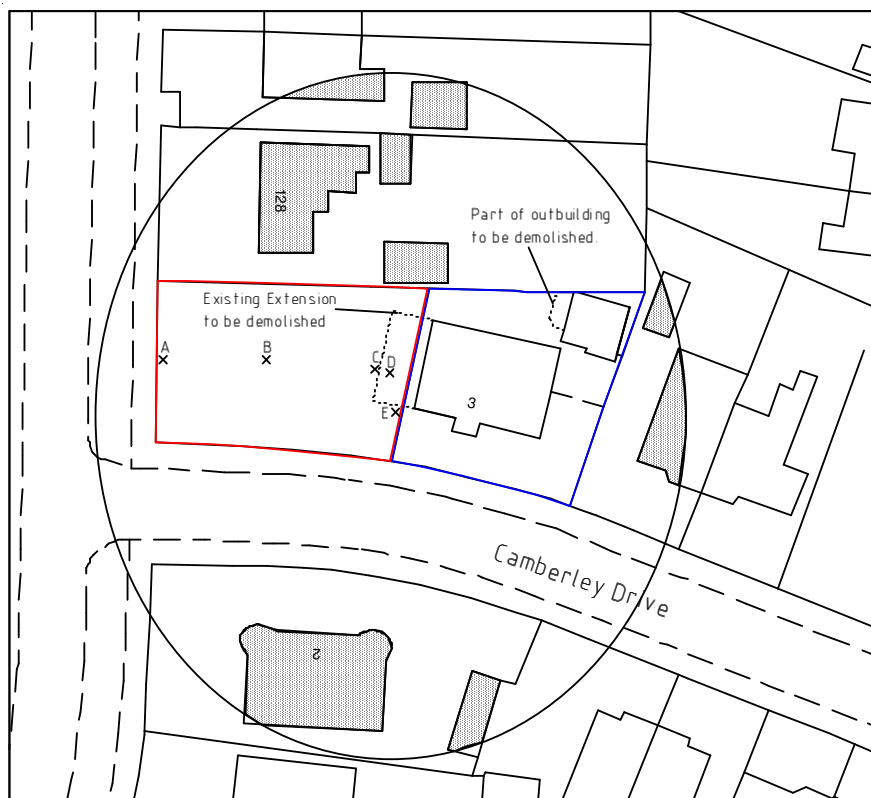
Outline application for residential development on land adjacent to 3 Camberley Drive, Wrexham.

1. Brief:

- 1.1 We have been approached by our client to seek outline planning permission to construct 1no dwelling on land adjacent to his property.
- 1.2 Our client's property is accessed off Camberley Drive, with the intention of the new property being accessed off Park Avenue.
- 1.3 As part of this application we are proposing to demolish an existing extension to 3 Camberley Drive, removing this addition to the dwelling will ensure the plot is not overlooked by our client's property.
- 1.4 It is also proposed to remove part of an outbuilding to no 3 Camberley drive, this will allow us to provide the amenity space required to conform to planning policy.
- 1.5 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.

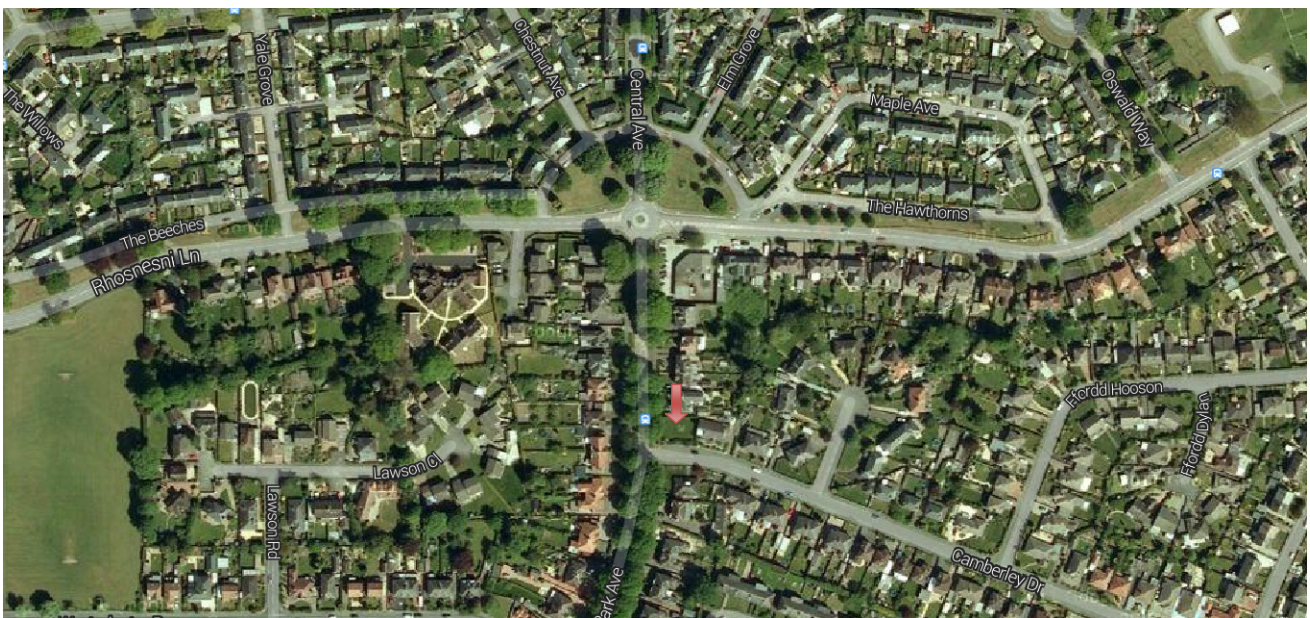
2. Assessment

- 2.1 Initially we visited the site to obtain all relevant information with regards to site levels, dimensions & photographs.
- 2.2 During the assessment as per point 1.3 of this document, an addition to 3 Camberley Drive would need to be removed as part of this proposal. This will provide a blank wall with no openings present ensuring the proposed plot is not overlooked.



1. Existing Site Plan

- 2.3** As well as the extension to the dwelling that is to be removed we are also proposing part removal of an outbuilding to ensure our clients property is provided with sufficient rear amenity space as illustrated on drawing no: D067/002.
- 2.4** Being a sloping parcel of land we have provided details indicating the slopes by means of spot levels that have been taken on site, as can be seen by the detail provided the site is sloping up towards our client's property, with the FFL of the existing bungalow approximately 910mm above finished ground level.
- 3. Access, including movement to and from the site:**
- 3.1** There is currently no access for the proposed plot off Park Avenue. Access to this site is currently served off Camberley Drive. A new vehicular access point is proposed as part of the residential development.
- 3.2** The site is located on the outskirts of Wrexham town centre in Acton, Park Avenue is accessed off the busier road of Rhosnesni Lane. At the junction of Rhosnesni Lane the A5152 (Chester Road) is accessed, this stretch of road provides a link to the town centre and also to the busy road intersection formally known as the Gresford roundabout where many carriageways are present.
- 3.3** From the Gresford roundabout the A483 can be accessed this is the main dual carriageway linking Wrexham to Chester (northbound) and Oswestry (southbound). As well as the A483 at this road intersection the A5156 is accessible on the final exit point of the roundabout, the A5156 provides an excellent road network to the large employment area of Wrexham Industrial Estate one of the largest of its kind in Europe.



2. Map of road links

- 3.4** Public transport to and from the area are provided by means of regular bus services. Bus no 39 runs along Park Avenue with a bus stop available to local residents on Central Avenue. This bus service terminates in Wrexham Town Centre. Running along Chester Road Bus no 1 is available providing a public transport link to the City centre of Chester.

- 3.5** When the full design of the development is completed for the reserved matters/full application, the dwelling will be designed to ensure that all doors and passageways are wheelchair accessible to enable easy means of entering/exiting the properties.

4. Character:

- 4.1** Acton is a small village on the outskirts of the town centre. Park Avenue in particular has the feel of an exclusive area with properties set back off the road, and the avenue is lined with large mature trees.
- 4.2** There is a variety of dwellings along Park Avenue, this provides an interesting street scene. A variation in materials used also provides a characterful area, with a majority of the dwellings lining the street boasting a brickwork and rendered combination.
- 4.3** It is our client's intention to construct the proposed dwelling to be sympathetic to the surrounding area. This would mean using traditional materials within the build.



**3.
Proposed Site Plan**

- 4.4** As can be seen on drawing no D067/002 there is a clear building line along park avenue and the subsequent bungalow which is accessed off Camberley drive. Our scheme is intended to

maintain the open aspect of the area by providing a single storey dwelling to match the property opposite no 2 Camberley Drive.

5. Appearance

- 5.1** The site layout had been determined by surrounding properties, proposed access point and existing building line which was evident along Park Avenue.
- 5.2** The property will comprise of a detached bungalow to match the property adjacent on Camberley Road. There is also the potential of providing bedrooms within the roof structure of the proposed dwelling however this element of the proposal at this stage is not up for consideration.
- 5.3** The principle elevation of the property is West facing to allow for maximum usage of the site. The main reason for the orientation of this property is to ensure adequate and safe parking arrangements can be put in place as part of the proposal.
- 5.4** With no windows proposed in the southern or northern elevations, existing properties will not be overlooked as a result of this proposed dwelling.
- 5.5** The removal of the existing extension to 3 Camberley Drive will ensure our clients property does not overlook the application site. By removing the extension we are also of the opinion the appearance of the area and street scene will be improved.
- 5.6** As per 4.4 of this document the scheme for this potential building plot has be devised with the surrounding properties in mind. As can be seen we have illustrated the proposed location of windows to habitable rooms on drawing no: D067/002.



3.

Existing Extension to No: 3 Camberley Drive.

6. Community Safety

- 6.1** According to information available to the general public there has been 39 crimes reported in the vicinity for the month of September 2014. This information has been obtained from the Police website (www.Police.uk)
- 6.2** 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.
- 6.3** The inclusion of an additional residential dwelling to the area will see an increase in natural surveillance of the vicinity.

7. Environmental Sustainability

- 7.1** By introducing a building plot within the popular village of Acton it makes for an excellent use of land reducing a vast amenity area of an existing property and utilizing that space without affecting the existing street scene.
- 7.2** 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.
- 7.3** 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.

8. Conclusion:

- 8.1** We feel this planning application should be looked favourably upon and granted permission, as we feel there are no justifiable reasons for refusal.
- 8.2** By agreeing this development in principle, the local authority will make use of a large unattractive amenity area that doesn't feel part of the existing property.
- 8.3** Development of this parcel of land within the community will vastly improve on the current characteristics of the site, improving on natural surveillance for the area.

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