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Design and Access Statement



Statement prepared for:

Mr J Lewis

6 Woodlands Road,
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LL12 8SP

Statement required for:

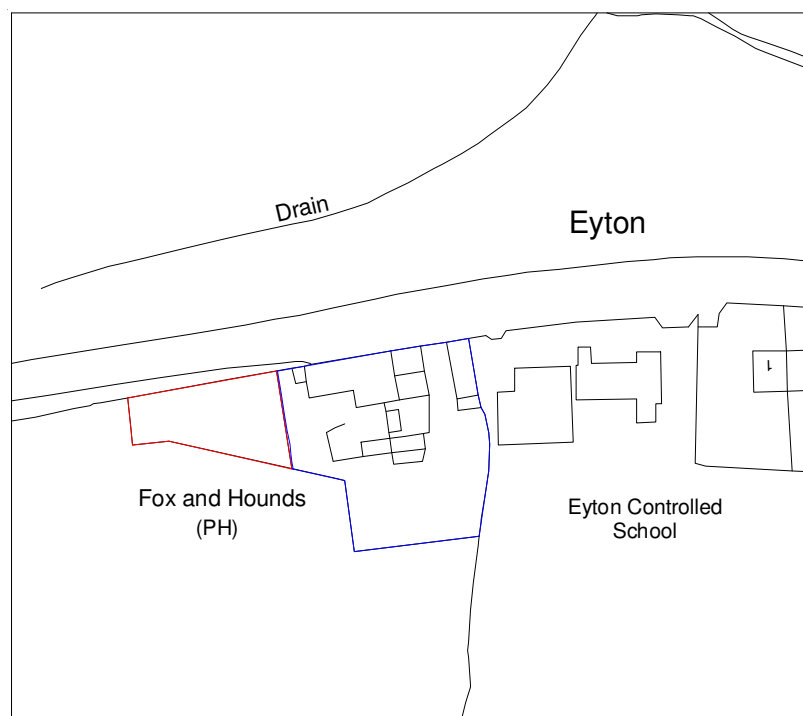
Outline application for residential development on land adj to The Old Fox, Eyton, Wrexham.
LL13 0YD.

1. Brief:

- 1.1** We have been approached by our client to seek the outline planning permission required for development of the land adjacent to their property.
- 1.2** Our client's intention is to develop the site into 1 residential dwelling.
- 1.3** The former public house has recently been granted planning permission P/2014/0668 for conversion to form a single residential dwelling.

2. Assessment

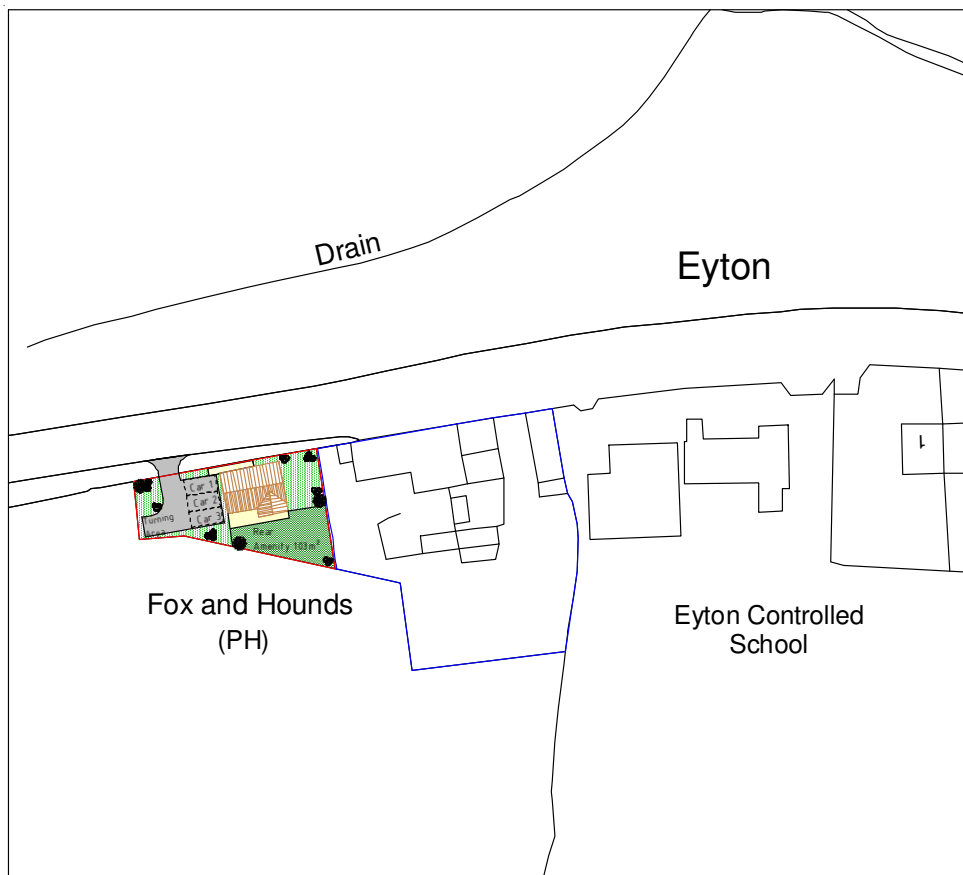
- 2.1** The first task was to identify the possibility of constructing a residential dwelling on the parcel of land in question, it was also important to ensure off road parking could be provided within the sites boundary's.
- 2.2** The site is a level parcel of land, which was previously used as the beer garden of the public house. Following the closure of the public house and the approved proposal to convert to a residential dwelling, our client was keen to make best use of land available to him.
- 2.3** The amenity space required by the conversion can easily be accommodated to the rear of the building with ample space available.
- 2.4** Although this plot as we understand is outside the settlement limit, we believe this particular site could potentially help address the shortage of land available within the county borough of Wrexham.
- 2.5** It is understood WCBC planning officers and committee members would address sites similar to our client's site as building plots, as it is adjacent to a residential dwelling. The sites location is sustainable having services available within close proximity of the site.



1. Existing Site Plan

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

- 3.1** We are proposing to create an access to the site off the B5426 to provide off road parking facilities for our proposed dwelling.
- 3.2** The B5426 is the main road through the hamlet of Eyton, the B5426 connects to the A483 and the A525.
- 3.3** Large road networks are within a short drive of the site. The A525 provides the site with an excellent road link to the town of Whitchurch. In the opposite direction the A483 can be accessed meaning the town of Wrexham and City of Chester is easily accessible.
- 3.4** The road links available to the site mean the town of Wrexham is within a 10 minute car journey approximately 4.3 mile from our client's site, Chester is within a 25 minute car journey down the A483 approximately 18.6 mile away from the site.
- 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.

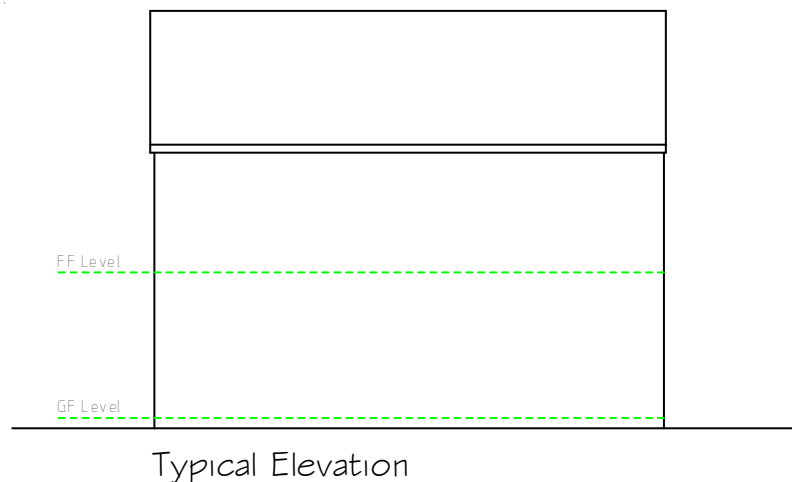


2. Proposed Site Plan

4. Character:

- 4.1** Eyton is a small hamlet within the county borough of Wrexham. The hamlet is extremely characterful with various architectural statements made along the main street scene.

- 4.2** There are varying styles of architecture present within the hamlet of Eyton, from local authority housing to small traditional cottages which have been altered considerably over the years. Large one off detached dwellings are also present within the hamlet.
- 4.3** Traditional materials have been used in the area predominantly brickwork with natural slates used to clad the roofs of the buildings in the area. This provides the hamlet of Eyton with a characterful and traditional feel.
- 4.4** It is our client's intention to construct the proposed dwelling to be sympathetic to the surrounding area.



2. Proposed Elevation

5. Appearance

- 5.1** The site layout had been determined by the sites boundary's, as part of the proposal we ensured onsite parking provisions were made with adequate rear amenity space provided as illustrated on drawing no: L038/002.
- 5.2** The property will comprise of a detached dwelling that is two storeys, the existing building to the left of the site is to be matched in appearance.
- 5.3** The principle elevation of the property is North East facing to allow for maximum usage of the site.
- 5.4** We are proposing a gable roof structure as opposed to a hipped roof structure to match the neighbouring properties.

6. Community Safety

- 6.1** According to information available to the general public there has been 14 crimes reported in the vicinity for the month of Nov 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 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.

7. Environmental Sustainability

7.1 The building 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 By utilising an existing parcel of land where services will be in close proximity, with the convenience of a primary school within a stone's throw of the site, this particular parcel of land is sustainable to the county borough.

8. Conclusion:

8.1 With this proposal being on the edge of the hamlet, and adjacent an existing residential dwelling we believe the local authority should look favourably upon the application as it will help reduce the need for development land and would form part of a sustainable development with the infrastructure in place.

8.2 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.

*Document Prepared by:
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on behalf of Blueprint Architectural Services Ltd*