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Design and Access Statement RevA



Statement prepared for:

Mr R Staniszewski & Mrs J Preston

44 Broughton Road,
Lodge,
Brymbo,
Wrexham,
LL11 5NG.

Statement required for:

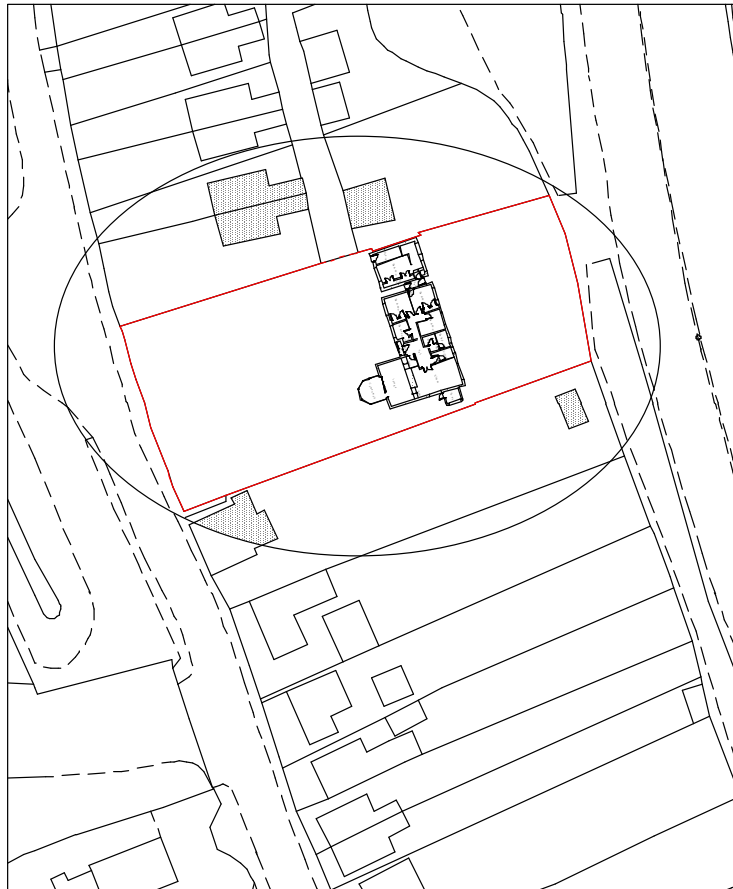
Proposed new vehicular access, parking and turning area at 44 Broughton Road, Lodge, Brymbo.

1. Brief:

- 1.1** We have been approached by our client to seek the permission required for a proposed vehicular access at 44 Broughton Road.
- 1.2** Vehicular access is required for the building as currently access is only gained off Cefn Road, which is a unmade private road.

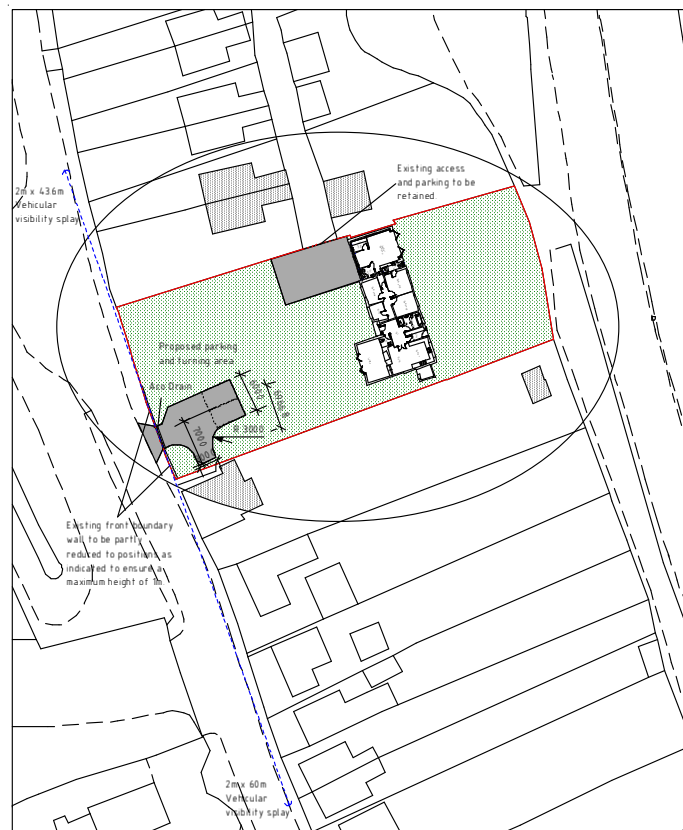
2. Access, including movement to and from the site:

- 2.1** We are proposing to create new vehicular access point off Broughton Road in Lodge to gain access to our client's site.
- 2.2** Lodge is a small village located within the local borough of Wrexham. Situated between the villages of Brymbo, Tanyfron and Pentre Broughton.
- 2.3** The site has good road links to the town centre of Wrexham via B5101. The A483 is also easily accessible from the site, which joins onto A55. These two main dual carriageways provide easy road links to the City of Chester and the rest of North Wales.
- 2.4** Regular bus services are provided that run through Lodge that terminate in Wrexham and Brymbo, providing easy access of public transport to the local towns.



1. Existing Site Plan

- 2.5** The existing access is currently located off the unmade private road of Cefn Road. Cefn Road is very tight, single track with garages for neighbouring dwellings being located directing off the road. Turning areas along this road are non-existent, therefore turning round in a vehicle is extremely difficult.
- 2.6** Cefn Road is currently serving in excess of 5 properties. Therefore creating a new access off Broughton Road will reduce the demand on the poorly made private road.
- 2.7** The visibility splays at the junction of Cefn Road are 2.4m x 34.2m Northbound and 2.4m x 37.5m Southbound.
- 2.8** The visibility splays for the new proposed access are 2m x 43.6m Northbound and 2m x 60m Southbound. These therefore exceed the current visibility for the existing access of the property.
- 2.9** Adequate parking facilities for occupants will be provided within the site's boundary as indicated on the Site Plan Ref:P079/005.
- 2.10** Our client will also provide a turning area on the site to allow occupants of the property to manoeuvre their vehicles to enable them to vacate the site in a forward motion.



2. Proposed Site Plan

3. Character:

- 3.1** The existing street scene is very traditional in character, made up of a combination of detached and some semi-detached dwellings.

3.2 It is our client's intention to construct the proposed access is to be sympathetic to the surrounding area. This would mean using traditional materials that are local to the area for the boundary treatments.

4. Appearance:

4.1 We are proposing a new vehicular access off Broughton Road by removing the existing stone wall. Existing ground levels will be graded back to allow for a suitably graded access road.

4.2 The existing dwelling on the site is to be altered slightly. However, these alterations will be completed under permitted development rights.

4.3 Part of the existing stone wall, where we are proposing the new access, is to be reduced to 1m in height to allow for adequate visibility.

4.4 Workmanship is to be carried out to a high standard to ensure alterations are in keeping with the surroundings.

5. Community Safety:

5.1 According to information available to the general public there has been 11 crimes reported in the vicinity for the month of September 2014. This information has been obtained from the Police website (www.Police.uk)

5.2 There is very little reason to suggest why the new vehicular access would see an increase in these crime figures.

5.3 The proposed access would improve the natural surveillance of the area as the entrance to the site would be off a main road rather than a private back road.

7. Conclusion:

7.1 By allowing this proposal to take place it would reduce the demand on an already overused unmade private road.

7.1 As mentioned in paragraphs 2.10, the proposals will include a turning area within the site boundaries, which is an issue for the occupants currently.

7.2 The new access will reduce potential danger to both residents and pedestrians within the area by having improved visibility splays.

7.3 We feel this planning application should be looked favourably upon as we feel there are no justifiable reasons for refusal.

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