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Design and Access Statement



Statement prepared for:

Mr John Roberts

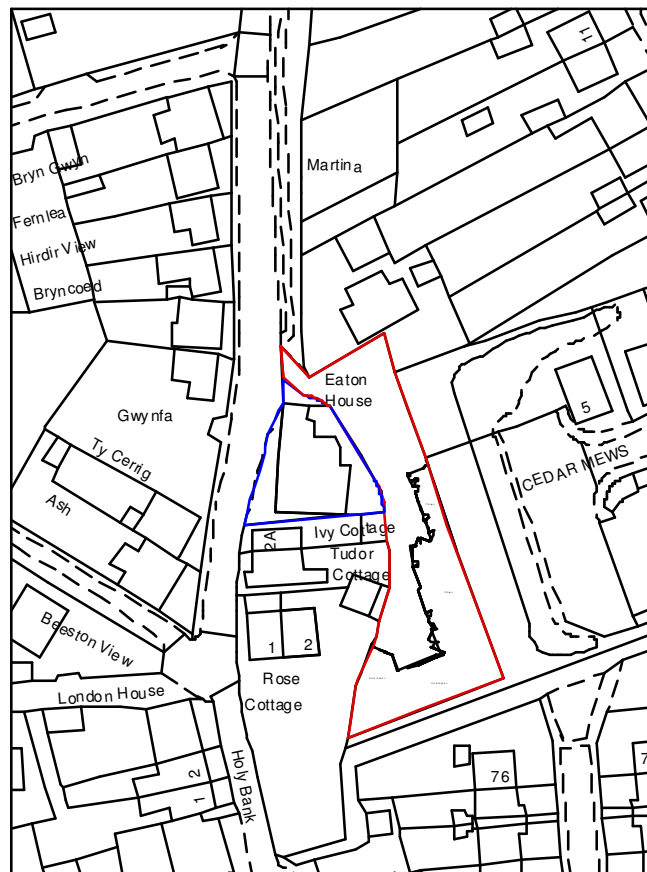
Land adjacent to Eaton House,
Bottom Road,
Summerhill,
Wrexham.
LL11 4TW

Statement required for:

Proposed residential development on land adjacent to Eaton House, Bottom Road, Summerhill,
Wrexham, LL11 4TW.

1. Brief:

- 1.1 We have been approached by our client to obtain outline planning permission for a residential development off Bottom Road, Summerhill.
- 1.2 This parcel of land is currently occupied by what could be described as light industrial buildings, From information available to us the site has been used for car repairs & car sales.
- 1.3 The existing buildings currently follow the sites boundaries, all the buildings on site would be removed as part of the proposed development.
- 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.
- 1.5 Our clients commercial site is within a largely populated residential area.

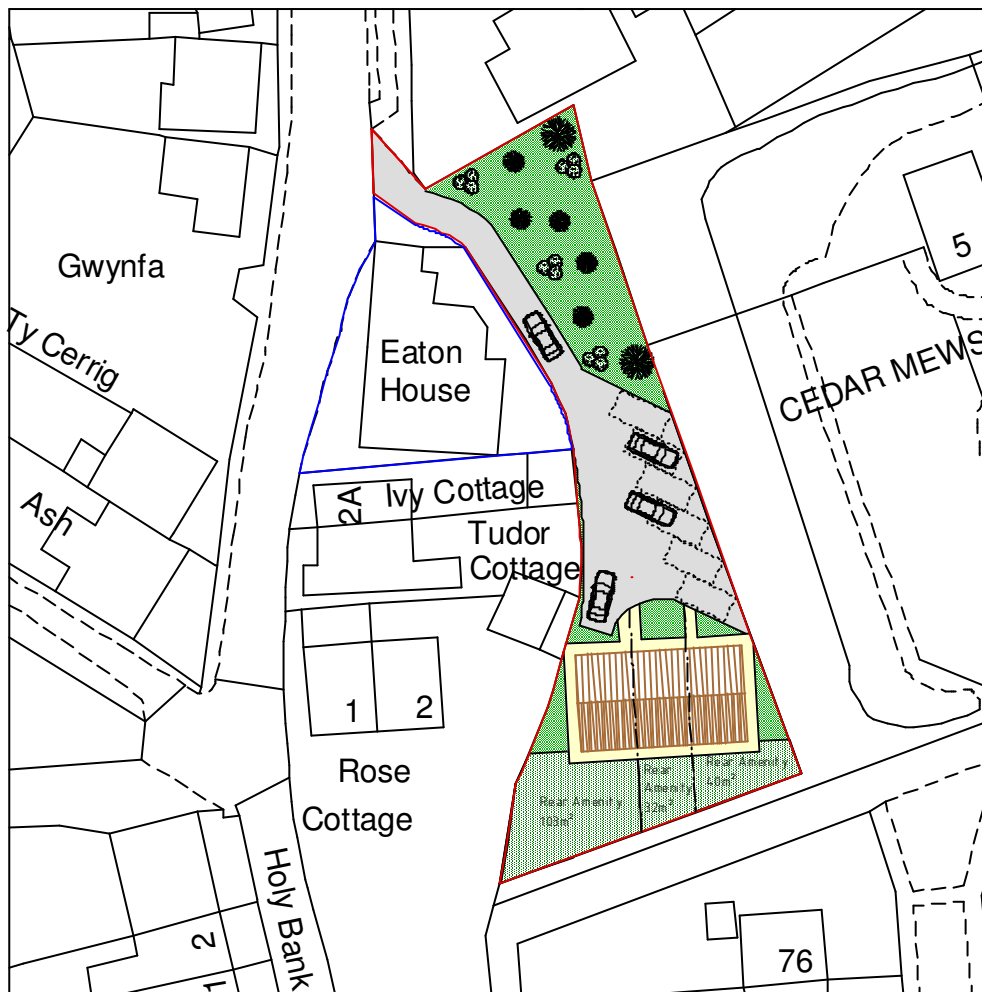


1.
Existing Site Plan

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

- 2.1 The site is accessed from Bottom Road, Summerhill. Good road links are provided from the site to the town centre via, Summerhill Road, & the A541 into the town centre.

- 2.2** There is an existing vehicular access which we are proposing to retain as part of this proposal, as the access currently serves a car repair garage, traffic movements generated will by the proposed residential development will be far less than movements generated by the car repair garage.
- 2.3** Parking spaces have been provided to all properties within the sites boundary's. This will ensure highways safety within the area is kept to a high standard.



2. Proposed Site

- 2.4** Summerhill backs onto the larger village of Gwersyllt, where many local conveniences can be found. A large supermarket is present in Gwersyllt, with a large shopping precinct located on Rhosrobin Road where a variety of retail units can be found.
- 2.5** Good public transport links are provided to Summerhill by means of a regular bus service. The number 23 bus provides a service into the town centre every half an hour, this service is provided by GHA coaches.
- 2.6** Within the village of gwersyllt a train station is present again providing a public transport link to Wrexham town Centre or the nearby villages of, Caegwrlle & Penyffordd and the town of Buckley. Liverpool can be accessed by this service with a change required in Bidston.

- 2.7** As part of the proposed development conforming with Part M of the building regulations each dwelling will be provided with a ramped access and level threshold to ensure disabled persons are able to access the new dwellings easily.

3. Character:

- 3.1** There are two clear areas to summerhill when viewing the village on a satellite image. The original village with dwellings built close to the various roads which enter the village, the second phase as I refer to, is better known as the Pendine estate, a modern housing estate which helped bridge the gap between the village of Gwersyllt and Summerhill. The other area that helped connect the two areas was the local authority housing estate.
- 3.2** There are a number of different architectural designs along Bottom Road, Summerhill. Properties vary from large detached dwellings, to small cottage style terraced properties the variations in design provide an interesting street scene.
- 3.3** The existing buildings on site are tired looking with many repairs evident on the buildings to prolong their life span. As part of the proposed development the buildings will be demolished to make way for the proposed residential development. With this in mind the proposed development will provide a more aesthetically pleasing facade to surrounding properties to the site.
- 3.4** When walking around the surrounding area there was a clear differentiation in materials used on the surrounding residential dwellings. Numerous dwellings and buildings have been constructed from brickwork which we would assume would have been sourced locally. There are also dwellings in the vicinity that have been rendered, it is assumed the original construction of these dwellings would have been brickwork or stonework with owners choosing to render the facade to protect the outer course from weathering.

4. Appearance

- 4.1** The site layout had been determined by the private driveway and parking arrangements. This was the start point of the design to ensure the proposed road layout and number of parking spaces available on the site.
- 4.2** The development will comprise of a 3 2 bedroomed mews style dwellings. 6 parking spaces have been provided with the added benefit of garden spaces which exceed the minimum requirement of 30m².
- 4.3** Proposed roof structures are to be gable roofs to match the surrounding dwellings, predominantly this is the chosen method of construction in the area.
- 4.4** Although the appearance is not for consideration during an outline planning application it is our clients intention is to construct dwellings in a sympathetic manor to the existing structures which are to be demolished and the surrounding residential units.

5. Community Safety

- 5.1** According to information available to the general public there has been 36 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 residential development 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 re-developed and used for a residential development we are able to make use of a site that is predominantly disused. The proposed dwellings will be compliant with current building regulations, achieving excellent thermal values providing comfortable homes.

6.2 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.

6.3 A SAP report will be generated at the building regulations stage which will dictate to our client the need to provide renewables as part of the project. Should any PV panels be required to ensure the SAP report is compliant, panels will be installed on the rear roof face.

7. Conclusion:

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

7.2 Development of this level parcel of land within the community will vastly improve on the current characteristics of the site, improving on natural surveillance for the area.

7.3 With the demolition of run down small industrial units proposed as part of this development the outlook and street scape of the site will be improved.

7.4 Having the opportunity to remove this commercial use and replacing with 3no residential units will benefit local residents and surrounding properties. Removing the noise generated by the commercial use of this site will provide a peaceful residential area.

*Document Prepared by:
Dafydd John Edwards (ACIOB)
on behalf of Blueprint Architectural Services Ltd*