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Design and Access Statement Rev A



Statement prepared for:

Mrs Emily Buckley

Cyncoed
Pen Y Lan
Ruabon
Wrexham
LL14 6HP

Statement required for:

Proposed new attached dwelling on land between Idioma & 1 Bryn Cottages, Pen y Lan, Ruabon, Wrexham. LL14 6HP.

1. Brief:

- 1.1** We have been approached by our client to obtain the planning permission required for a new dwelling on land adjacent to 1 Bryn Cottages.
- 1.2** The parcel of land is currently part of Amenity space associated with 1 Bryn Cottages, it is currently disused amenity; our clients are wishing to make use of the disused space by introducing a new dwelling which is attached to the existing cottage as illustrated by our street scene drawing. Drawing no B081/010.
- 1.3** Our client has obtained some feedback from the local authority with regards to this parcel of land. WCBC have confirmed the site would be treated as an infill plot under their own policies and guidelines.
- 1.4** Access and parking facilities were discussed with the client during the design stage to ensure we were able to provide adequate parking facilities for the proposed development.



1. Existing Site

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

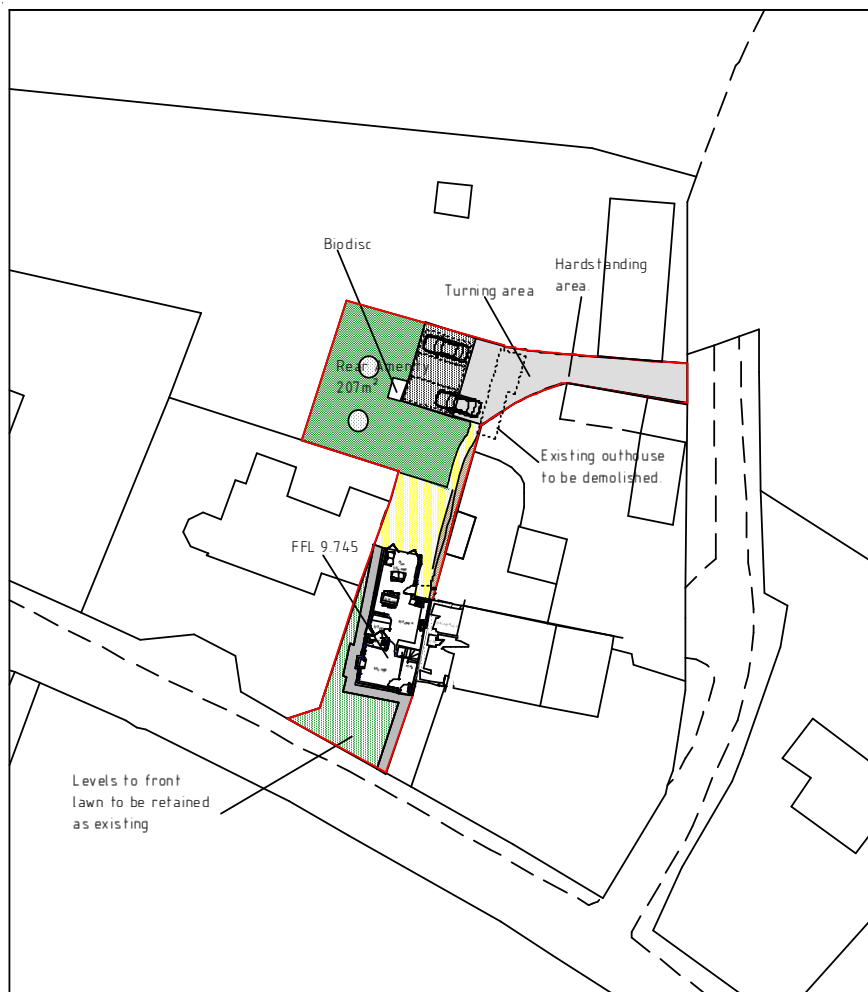
- 2.1** The site is accessed off the only road enabling access to Pen y Lan, Ruabon.
- 2.2** It is our client's intention to use the existing vehicular entrance which gains entry to the rear of the existing cottages. A right of way is in place to gain access for Cyncoed, this right of way will be extended to provide the new property with parking facilities.
- 2.3** The site address is Pen y Lan, which is located on the outskirts of Ruabon. Ruabon is a small village located just outside Wrexham. Wrexham is a large town where a number of local conveniences can be found.

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- A detailed map of the Rhoslanerchrugog area. The River Dee flows through the center, with several bridges crossing it. To the north, the town of Rhoslanerchrugog is visible, including locations like Johnstown, Stryt Las, and Guan's Banquet House. To the south, there are more wooded areas and smaller settlements like Trevor and Newbridge. Major roads shown include the A5 running horizontally across the bottom, the A483 running vertically through the center-right, and the A539 running horizontally across the middle. Other roads like B5426, B5605, B5606, and B5096 are also marked. Various woods are labeled, such as Tyddyn-uchaf Wood, Penycae, Wern Wood, Acrefair, Black Wood, Trevor Hall Wood, Garth Rd, Hopyard Wood, Nant-y-cae-coch Wood, Bathground Wood, Sheephouse Wood, Halton Wood, Moor Wood, Flannog Wood, Caldecott's Wood, Long Wood, and Sall's Wood. Specific points of interest include Wong Sing Takeaway, Pontcysyllte Aqueduct, and a red location marker near the intersection of the A483 and A539.

- 3.1** Pen y Lan is a small village located approximately 7.4 mile from the town of Wrexham and 11.5 mile from Oswestry. Pen y Lan is located in the County Borough of Wrexham.
- 3.2** With the various architectural designs and periods of construction in Pen y Lan there are number of different facing materials used within the village, from brickwork, to render. When walking around the village there doesn't seem to be a president for the type of construction in the village.
- 3.3** The proposed property will be seen from the highway, it is proposed a new pedestrian access is provided off the main road to match the existing cottages, with vehicular access provided by the existing private driveway to the right of the proposed development site. The existing

front boundary treatment will remain, ensuring the maturity of the area is retained and not affected by the proposed development.

- 3.4** There are a number of different styles of properties in and around Pen y Lan from small cottages, to large one off detached dwellings, and bungalows, the variation in house types provides an interesting street scene.
- 3.5** It is our client's intention to construct the proposed dwelling to be sympathetic to the surrounding area. This would mean using materials to match the existing cottages.

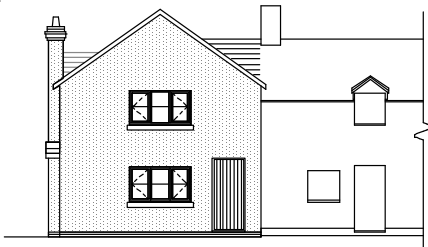


3.
Proposed Site Plan

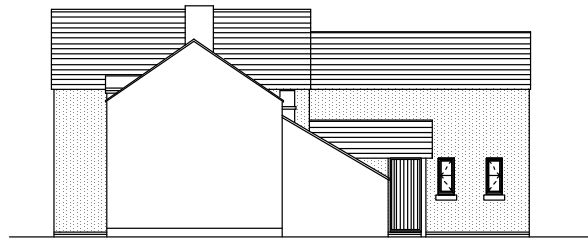
4. Appearance:

- 4.1** Positioning of the proposed dwelling was the initial start point of the design to ensure the design did not detract from the existing appearance of the cottages and the new build property to the left of the proposed development site.
- 4.2** The appearance of the dwelling took shape from the materials used on the existing cottages. As the dwelling is proposed as being attached to no 1 Bryn Cottages it was imperative the external materials match to ensure the new dwelling is constructed in a sympathetic manner to the existing properties.

- 4.3** A Chimney has been added to the proposal, open fires/log burners are to be included for as part of the internal finishing of the property to provide our client with an additional source of heat.
- 4.4** To the rear of the property we have included for bi-fold doors allowing our client to make use of the residential garden to be provided by the construction of the new build property. The inclusion of the openings doesn't deter from the traditional appearance of the proposed dwelling and enhances the rear elevation of the property.
- 4.5** Gable roof structures have been included in the design again using surrounding properties to make the decision to include this type of roof construction on our proposed design. Gable roof structures are a traditional method of construction and can be seen in various pitches in the area.



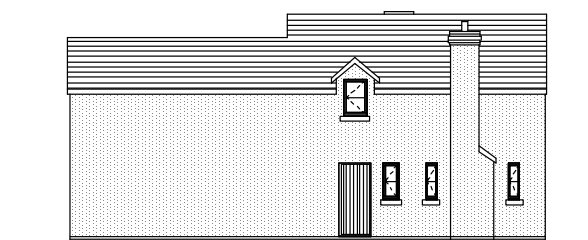
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

4. Proposed Dwelling

5. Community Safety

- 5.1** According to information available to the general public there has been 19 crimes reported in the vicinity for the month of October 2014. Crimes reported vary from anti-social behavior and Criminal damage and arson. This information has been obtained from the Police website (www.Police.uk)
- 5.2** There is very little reason to suggest why the introduction of a new dwelling 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** 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.
- 6.2** 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.
- 6.3** During the design process rainwater harvesting had been discussed with the client, this will ensure rainwater is re-used, for use with toilets etc. Our client is to determine whether or not they intend to use this method of sustainability.

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** The local authority have confirmed the parcel of land would be classed as infill development, we have carefully designed a dwelling to be constructed within this parcel of land. Improvements to natural surveillance will occur should permission be granted for this development.

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