

P /2014/0600

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Design & Access Statement

"AROSFA". HARWD ROAD, BRYMBO.WREXHAM.LL115BP.

The owner of the above property asked for a valuation and has been advised that the overgrown state of the land adjacent (which he also owns) would reduce its value, and suggested that he applied for "Outline Planning" permission for a new dwelling which would result in tidying up of the whole area.

Following the closure of the steelworks, twenty years or so ago, this whole area has been redeveloped, but in order to construct "Vron Close" the batters to this property appear to have been trimmed and the excess excavation has been placed at the top. The area is now very much overgrown and this would be an opportunity for the area to benefit from a landscaping scheme..

Access to Harwd Road would not be necessary, except footpath, as space could be made available as that of Arosfa itself.



A handwritten signature in black ink, appearing to read "Anthony Williams".



ACCESSIBILITY: - Access will be gained to the site via Vvor Close, Bymbo. The access will have good visibility in both directions. The level of vehicular traffic generated by this proposal will be limited as there will have no adverse impact on highway safety.

ENVIRONMENTAL SUSTAINABILITY: - The application is submitted in outline as the actual design of the dwelling has not been finalised. However the dwelling will incorporate the latest energy & thermal efficient technology to ensure compliance with Level 3 of the Code for Sustainable Homes. It is expected that conditions would be imposed on the outline planning permission to secure this.

CHARACTER: - The site lies adjacent to Arosfa, Harwood Road, Bymbo & is currently waste land as such does not contribute positively to the immediate environment. The site lies within the settlement of Bymbo in the UPA & the immediate area is residential with dwellings of various styles & sizes.

COMMUNITY SAFETY: - The proposal relates to one private dwelling set adjacent to the existing dwelling 'Arosfa'. As such it does not generate any community safety issues as previously stated and will not have any adverse impact on highway safety.

MOVEMENT: - Access to the site will be via Vvor Close which is a new development. ~~There is~~ A limited number of vehicles will use the proposed new access & it will have no adverse impact on the operations of existing properties in the area.

7/August/2014