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Design and Access Statement



Statement prepared for:

Statement required for:

Outline planning application for new detached dwelling on brownfield site at former Penycae Golf Club, Penycae, Wrexham.

1. Brief

1.1 We have been employed by our client to obtain apply for outline Planning Permission for development of land adjacent to their former commercial land which ran as Penycae Golf Course for a short period of time. This is for a retirement home for the owner of a detached dwelling, detached garage and associated parking and amenity space.

1.2 Although on the outskirts of the village, the site is close to services and local amenities which currently ensuring this is a sustainable location. The site can be maximized by the development proposed within an established community, with residential dwellings on 3 of the 4 sides of the plot.

1.3 Careful consideration has been made to the positioning orientation and location of the plot to ensure that it remains close to the serving highway and is set a similar position back, to the adjacent dwellings.

2. Access, including movement to and from the site

2.1 It is our client's intention to construct 1 new vehicular access. The topography of the land has a slight fall away from the highway. The first 10m of driveway will be surfaced with hard bound materials such as tarmacadam.

2.2 The proposed access has good visibility in both direction with the highway curving away from the access.

2.3 Penycae is a small village located within the County Borough of Wrexham. Abutting the Village of Rhosllanerchrugog and in close proximity to the Villages of Johnstown and Ruabon, Penycae is only a few miles from the City centre of Wrexham.

2.4 The site has good road links to the City centre of Wrexham via A483. The A483 also joins onto A55 which provides excellent road links to the rest of North Wales, Chester and England.

2.5 A regular bus service terminates in Penycae. The no: 3 & 4 buses provide non car users with direct links to the larger village of Rhosllanerchrugog where many conveniences can be found. This public transport link also provides a direct link to the large employment area of Wrexham, passing through the villages of Johnstown and Rhostyllen.

2.6 There are also good rail links from the nearby village of Ruabon, a short car journey from the application site. Direct trains to Cardiff are available from Ruabon. Rail links to Chester and Liverpool are also available from here.

2.7 Within the sites boundaries, there are adequate parking facilities for the development, vehicles are also provided with ample space to to turn and manoeuvre ensuring vehicles can enter and vacate the site in a forward motion.

2.8 Level access into the dwelling will be provided ensuring access for the disabled is achieved in compliance with Part M of the approved Building Regulations Document.

3. Character

3.1 The application for outline planning permission has all matters reserved.

3.2 While no details is put forward on design, this will be a traditional building with materials typical of the area. Reclaimed brickwork and painted render below a reclaimed slate roof covering.

3.3 Boundary treatments will remain as stock proof fencing to allow the view through to the adjoining open space to the rear and prevent an urban appearance.

4. Appearance/Design Principles & Concepts:

4.1 The set-back nature of the dwelling and surrounding dwellings provide the area with a large element of green area to each dwelling, to this side of the highway. The opposide side being quite different with high boundary walls and structures build on the boundary. The different sides of the highway have quite a different feel. There the site layout has been sympathetic to this side.

4.3 A typical elevation accompanies the application proposed dwelling comprises of a 2 storey dwelling, as this is similar to the properties surrounding the site.

4.4 The footprint of the structures are small in relation to the size of the site. The erection these will have a minimum impact on the open nature of the area.

5. Community Safety

5.1 According to information available to the general public there has been 14 crimes reported in the vicinity for the month of March 2025. This information has been obtained from the Police website (www.Police.uk).

5.2 There is very little reason to suggest the addition of residential unit would see an increase in these crime figures.

5.3 The proposal will see an improvement on natural surveillance of the vicinity. The new dwelling will enhance viewing parameters of the site and beyond.

6. Environmental Sustainability

6.1 The dwelling will be fully insulated to meet the requirements of the current Building Regulations, thus ensuring the dwelling will be thermally and acoustically efficient.

6.2 Double glazed units will be used throughout, and energy-efficient heating system will be installed to heat the dwelling.

6.3 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. Conclusion

7.1 By agreeing this development the local authority will help address the need for housing within the County Borough.

7.2 The design and character of the proposed unit will have a positive impact on the surrounding area by matching the surrounding character.

7.3 While not infill, the site has dwellings to 3 sides and will not set a precedent to further development within this area.

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