E+G

example architects

DESIGN AND ACCESS STATEMEMENT

FOR

Cae Dewi Sant, Caego, Wrexham. LL11 2BH,

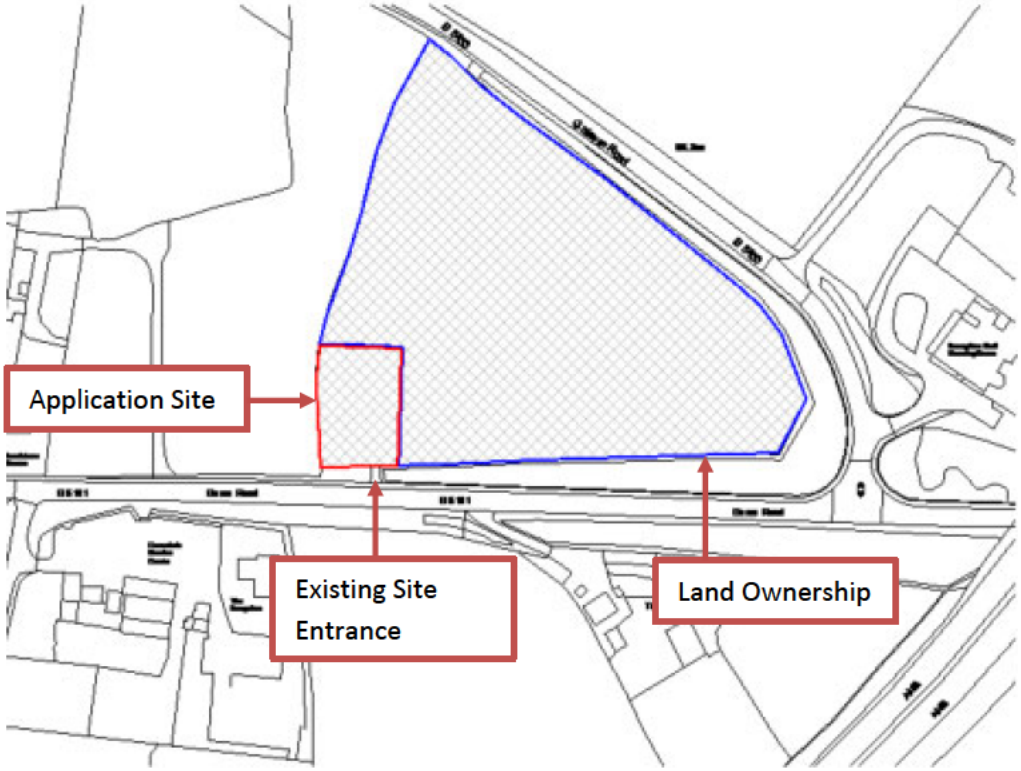
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1.0 EXISTING SITE AND CONTEXT

1.1 Cae Dewi Sant is located in Caego village in Wrexham County Borough, Wales. It is west of Wrexham city, and forms part of Broughton. The site is situated on the western side of the junction between the B-roads Gatewen Road and Berse Road. The below map shows the location of the land in relation to the wider context including Wrexham city centre and Broughton. At the bottom of the page is the OS map showing land ownership outlined in blue and the application site in red.





1.2 The total land ownership equates to approximately 1.95 Hectares (19,534m2). The application site comprises of 1,444m², representing a small portion of the overall site ownership.

1.3 The site is presently occupied by a stable block accommodating horses, along with a barn used for storing equestrian equipment and machinery for site maintenance. These two existing structures sit just north of the application site. See image of existing structures below:



1.4 The site, including the barn and stable block are currently accessed by way of an existing entrance with drop kerb from Berse Road, as marked on the above OS map and as seen in the image below:



1.5 The below aerial image shows the land ownership and application site in context with neighbouring properties. See description of each named property below:



1.6 Cae Gwyn, Gatewen Road. Large, detached, 2 storey residential property serving attached farmland. The property was constructed approximately 1920s - 1940s, with more recent additions including a conservatory. The property uses a brick construction with Welsh Slate roof and Mock Tudor dormers. See images below:



1.7 Broughton Hall Care Home, Gatewen Road. 32 Bed care home built circa 1990s – 2000s. Mixture of red facing brick and render finish. Low rise layout to minimise impact on the surrounding area. See image below:



1.8 Berse Drelincourt 1, 2, and 3, located on Berse Road, comprise three, two-storey detached residential properties, each with associated garage units or workshops. The properties were constructed circa 1960s–1970s. Pebble dash render to walls with Welsh slate roofing. See image below (3 Berse Drelincourt).



1.9 The Old Church, Berse Road. Originally built in 1742 is a grade II Listed Building which was converted into a 3 bed, detached residential home in 2010. The church uses a pebble dash render finish to exterior wall with stone detailing around openings and corners and a Welsh slate roof. See image below:



1.10 The Bungalow, located within the grounds of Ferndale Garden Centre on Berse Road, is a low-profile bungalow constructed circa 1990s. It features a modern red brick finish with dark UPVC windows and doors, grey brick soldier coursing above openings, and a roof finished with concrete tiling. Very little coverage between front of house and public highway. See image below:



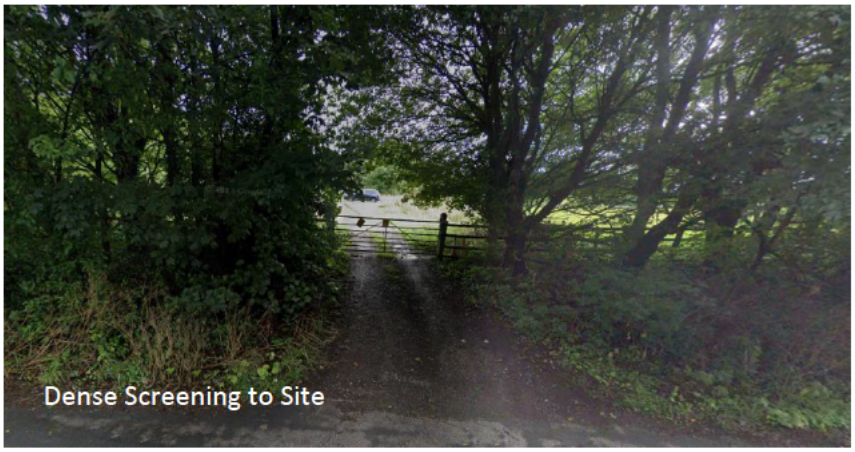
2.0 THE DESIGN PROCESS

The Proposal

2.1 The client wishes to construct a low-profile bungalow positioned near the existing site entrance. The design and siting of the dwelling have been carefully considered to ensure minimal visual impact on the surrounding area, as well as minimal intrusion on greenfield land.

2.2 The proposed bungalow will be located to the south-west corner of the site. It is located to the south of the barn and stable and sits on the existing driveway that currently serves as access to the stables and barn from Berse Road. This location helps to avoid unnecessary disturbance to the undeveloped parts of the site.

2.3 Owing to the dense tree coverage along the site boundaries, the proposed bungalow will be largely screened from view, with limited visibility from the public highway. The aim is to integrate the dwelling sensitively into the existing landscape, preserving the rural character of the area. The proposed bungalow adopts a design that is in keeping with the character and style of existing dwellings on nearby neighbouring sites.



2.4 The single-storey design has been selected to ensure accessible living for the applicants, with consideration given to their long-term requirements.

2.5 The proposed driveway and access paths will be constructed using permeable gravel, forming part of a Sustainable Drainage System (SuDS) approach to reduce surface water runoff, support natural infiltration, and enhance the overall sustainability of the development.

2.6 Rainwater from the bungalow will be harvested for reuse, with any excess directed to a soakaway to support sustainable drainage and reduce surface water runoff.

2.7 The proposed dwelling will be served by the existing mains water connection, with wastewater disposed of via an on-site septic tank, ensuring the development remains self-contained and appropriate for its rural setting.

2.8 To enhance the environmental performance of the dwelling, the proposal includes the installation of solar photovoltaic (PV) panels and an air source heat pump. These renewable technologies will reduce energy consumption from the national grid and contribute to the overall sustainability and energy efficiency of the bungalow.

2.9 The design of the bungalow aims to evoke a traditional country cottage aesthetic, complementing its rural surroundings. See below artistic interpretation:



2.10 The existing site entrance, which includes a dropped kerb, will be used as the access point for the proposed bungalow. This location provides visibility splays of over 2.4m x 200m in both directions along Berse Road, ensuring safe access and egress. No new entrance is required.

Justification

2.11 The proposed bungalow is intended to provide a suitable and sustainable home for the applicant, an elderly couple, on land they have long owned and managed, covering approximately 1.95 hectares. The application site itself occupies only 7.4% of the owned land, representing a small portion of the overall landholding and minimising impact while providing essential proximity.

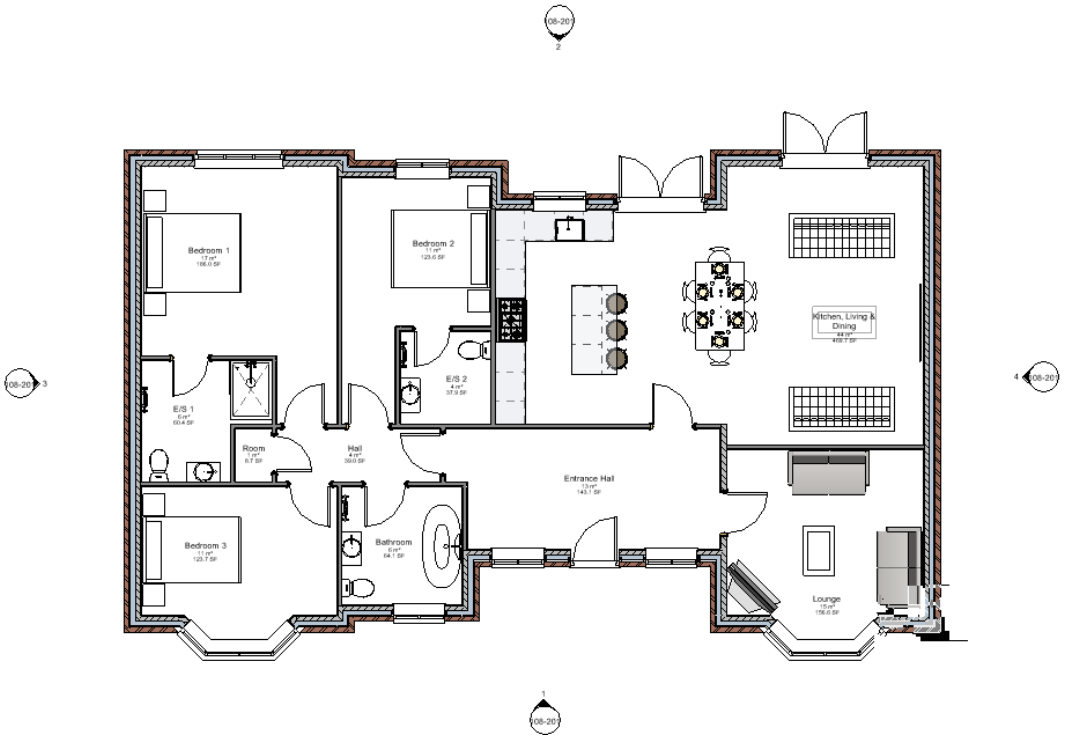
2.12 The dwelling is required to support the ongoing maintenance and oversight of the wider site, including the care of horses currently stabled on the land and the upkeep of existing site assets. Living on-site will allow the applicants to manage the land more effectively and reduce the need for frequent travel, which is particularly important due to their age. In addition, a permanent presence on the land will help deter unauthorised access on this currently vacant and vulnerable site. The proposed development is modest in scale and has been sensitively designed to reflect its rural setting while meeting the applicants' functional and personal needs.

2.13 Area of proposed bungalow:

- Total Application Site Area = 1,444m2
- Bungalow Footprint = 155m2
- Bungalow Footprint = 10.7% of Application Site

2.14 The proposed floor plans and elevations can be found below, and under the accompanying drawing pack numbered *EG108-101 to 407 inclusive.*

PROPOSED FLOOR PLAN

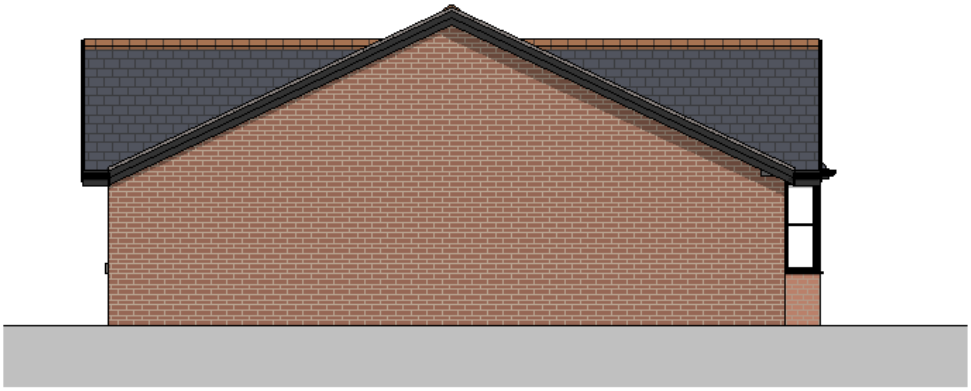




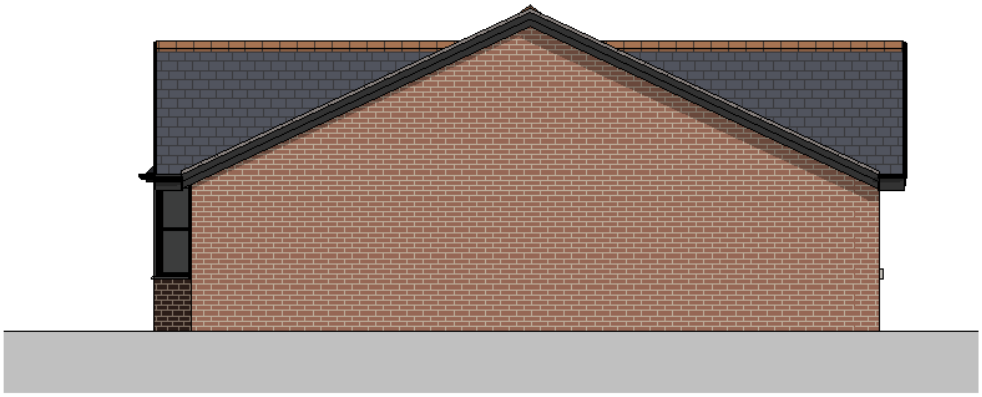
FRONT ELEVATION (WEST)



REAR ELEVATION (EAST)

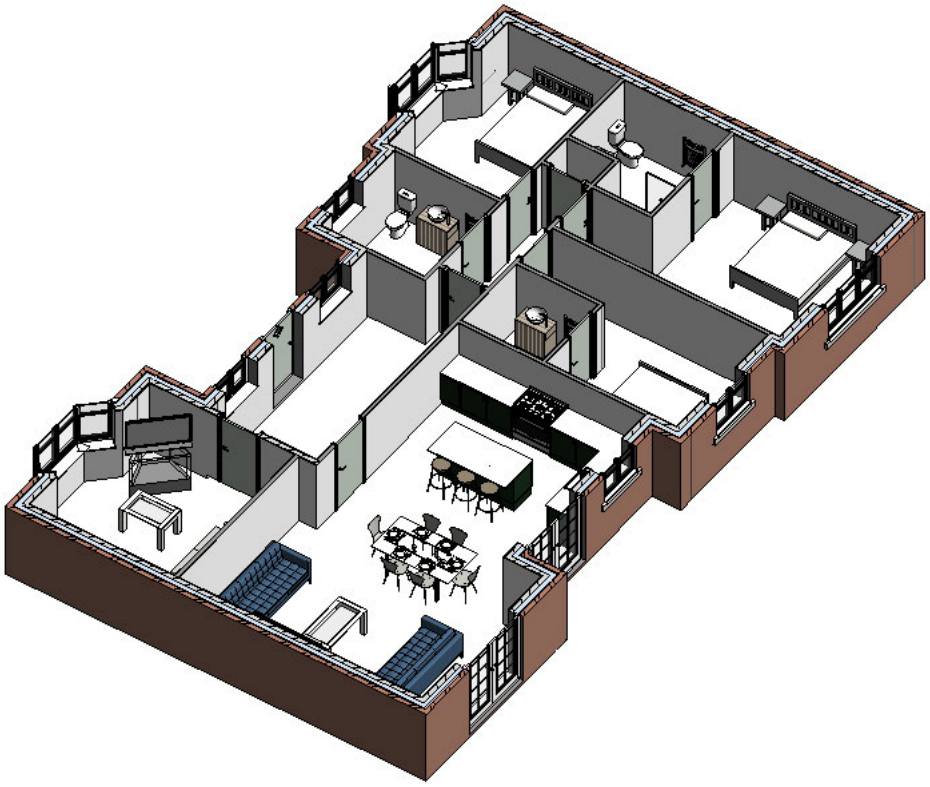


SIDE ELEVATION (NORTH)



SIDE ELEVATION (SOUTH)

PROPOSED 3D FLOOR PLAN



2.14 The design of the proposed dwelling is tailored to support the requirements of the elderly applicants, with additional space incorporated to accommodate visiting family members.

2.15 The layout includes 3 bedrooms (2 en-suite), accessible bathroom, entrance hall, living room and kitchen/dining/lounge space. All glazing is positioned on the front and rear elevations, facing east and west respectively. Both aspects will be screened from neighbouring properties and public view by existing tree lines.

2.16 The brickwork will be selected to match that of the existing neighbouring properties and sourced locally where possible. The gable end facing Berse Road has been intentionally left without openings or architectural features to minimise visual impact from the highway. The roof finish will use locally sourced Welsh slate.

3.0 AMOUNT

3.1 Entire Site Ownership = 1.95 Hectares / 19,534m2

Application Site = 1,444m2 = 7.4% of Entire Site Ownership

Bungalow Footprint = 155m2 = 10.7% of Application Site = 0.8% of Entire Site

4.0 USE

4.1 The building will provide a home for the elderly couple who currently manage and maintain the site, including the care of horses, while also accommodating visits from their children.

5.0 LAYOUT

5.1 The bungalow's layout has been thoughtfully planned to reduce the extent of construction while ensuring all functional and accessibility needs of the applicant couple are effectively met.

6.0 SCALE

6.1 The scale and siting of the bungalow have been carefully considered to minimise visual impact while providing appropriate accommodation for the applicants. Both the eaves and ridge height have been kept deliberately low to further reduce visibility from the highway and ensure the building sits comfortably within its rural setting.

7.0 APPEARANCE

7.1 The appearance of the bungalow has been designed to reflect the character of the surrounding area, with the intention of achieving a traditional country cottage aesthetic.

8.0 ENVIRONMENTAL CONSIDERATIONS

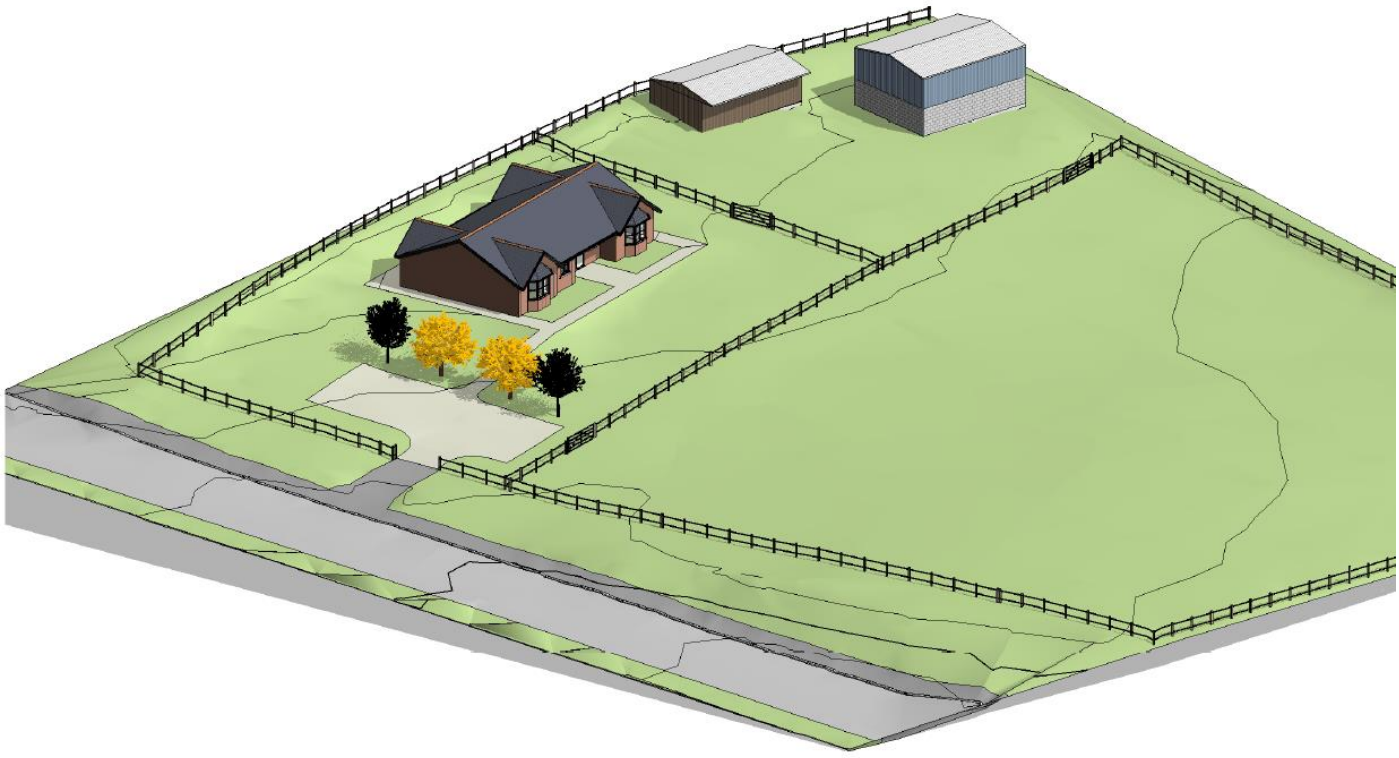
8.1 The proposed bungalow will be insulated using the latest high U-value construction materials. The development will use PV Panels and an Air Source Heat Pump. The property will also incorporate Sustainable Drainage Systems (SuDS) to manage surface water in an environmentally responsible manner.

9.0 ACCESS

9.1 Access to the property will remain unchanged.

APPENDIX

1.0 Additional Images



1 3D Aerial View as Proposed (with existing trees)

