Design and Access Statement

This Design and Access Statement has been submitted in support of an outline application (with all matters save access reserved for subsequent approval) for the erection of a detached dwelling on land to the rear of 53 Beechley Road, Wrexham

Existing Site

The site the subject of this application amounts to approximately 0.046 hectares in area. It comprises an area of flat vacant land that previously accommodated domestic garaging (subsequently demolished). Vehicular access to the site is obtained from a private driveway from its junction with Beechley Road located between numbers 53 & 55.

Proposed Development

It is proposed that the site be redeveloped by the erection of a detached dwelling. Although submitted in outline, the application is supported by an indicative site plan to show that the site is physically capable of accommodating a dwelling unit of an appropriate scale, that can secure adequate garden / amenity space, parking and does/ would not have an impact on the living conditions of occupiers of both existing dwellings at this location, and the proposed unit.

Design

The final design of the proposed dwelling unit to be built on the site will be addressed at Reserved Matters (RM) stage, but it is anticipated that the site would be developed by way of a dormer bungalow , with the submitted plan providing an indication of its potential siting and orientation within the plot.

The design of the dwelling / proposed materials will need to respect those of existing development at this location, with fenestration detail proposed secured as part of the RM application as referenced.

The parameters for the development are as follows:

Minimum	Maximum
Length 10m	15m
Width 6m	8m
Ridge 6m	7m
Eaves 4.5m	4. 5m