CULLIS
ARCHITECTURAL DESIGN

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8th Sept 2025

Wrexham County Borough Council
Building Control.

DESIGN AND ACCESS STATEMENT.

Address – ESL Commercial Ltd, 8 Salisbury Rd, Wrexham.

Dear Sirs,

This Design and Access Statement is submitted in support of a planning application for the construction of a new domestic garage on land currently used for parking two vehicles. The site lies within a designated Conservation Area and therefore due consideration has been given to design, materials, setting, and impact on local character.

This statement addresses the design principles of the proposal in accordance with Planning Policy Wales (PPW), TAN 12: Design, and TAN 24: The Historic Environment, and explains how access and sustainability have been considered.

2. Site Context

The proposed garage is to be sited within the curtilage of an existing residential property. The plot currently serves as an open parking area for two vehicles and adjacent to a communal parking area.

The site is:

- Located within a Conservation Area, characterised by traditional brick and slate-built houses;
- Situated away from the main road, ensuring minimal visual prominence and no impact on traffic flow or road safety;
- Surrounded by residential properties and buildings converted to office space, all contributing to the architectural and historic character of the area.

An existing wisteria tree overhangs the plot from an adjacent property. This will be cut back sensitively with written permission obtained from the owner.

3. Design

Use

The proposed development is for domestic ancillary use, specifically a single garage to replace an open parking area. The garage will be used for the storage of vehicles and household items.

Amount

The garage will occupy a footprint broadly equivalent to the existing parking area (approximate capacity for two cars). The scale is appropriate and subservient to the host dwelling.

Layout

The garage is positioned to make efficient use of the existing hardstanding, maintaining existing access arrangements and ensuring no impact on neighbouring properties. It will not project forward of the principal elevation of the dwelling or highway.

Scale

The garage is single-storey in scale, designed to be unobtrusive and proportionate in height and width to its domestic setting. Its overall form ensures it does not dominate or detract from the streetscape or conservation area.

Appearance

The design has been informed by the surrounding architecture and aims to be sympathetic to the Conservation Area, using traditional and appropriate materials:

- Walls: Constructed from red/brown imperial bricks to reflect local character and neighbouring dwellings.
- Roof: Natural slate pitched roof with red angular ridge tiles, matching adjacent properties.
- Solar Panels: Discreetly installed on the south-facing roof slope to generate renewable electricity and enhance energy efficiency.
- Rainwater Goods: All gutters and downpipes will be black PVCu, consistent with existing domestic buildings.
  The garage is visually compatible with the character and scale of the conservation area.

4. Access

The proposal does not affect existing access arrangements.

- Vehicular and pedestrian access remains unchanged.
- The garage is accessed via the existing driveway and will have a single up and over garage type door.
- The proposal is set back from the main road, and as such will have no impact on traffic flow, sightlines, or highway safety.

5. Landscaping and Trees

The development does not require the removal of any trees. However, a wisteria plant overhanging from a neighbouring garden will be cut back, and written permission from the neighbour will be provided.

The overall landscape character of the site will be retained, and boundary treatments will match existing features.

6. Sustainability

The proposal incorporates on-site renewable energy generation via solar panels, reducing reliance on grid electricity and supporting local and national energy efficiency targets.

Materials will be sourced with consideration to environmental impact, and the garage will be built to modern thermal standards by utilising cavity walling.

7. Conclusion

The proposed garage has been designed with careful attention to local context, using appropriate materials and respecting the character of the conservation area. Its siting, scale, and design ensure it is subordinate, sympathetic, and sustainable.

There will be no adverse impact on traffic, trees, neighbouring properties, or the heritage setting. The proposal seeks to enhance the functionality of the property while preserving and complementing the special character of the conservation area.

Yours faithfully,

Spencer Cullis

Cullis Architectural Design