PROPROSED DEVELOPMENT
Worthenbury, Wrexham

WALLINGTON LANE
OUTLINE APPLICATION

DESIGN AND ACCESS STATEMENT
OCTOBER 2025



INTRODUCTION

This Design and Access Statement supports the proposal for an Outline Application for 8 dwellings. Situated approximately 7.6 miles from Wrexham city centre under Wrexham County Borough Council.

Highfield Hall, Wallington Lane, Worthenbury, Wrexham, LL13 0AL

OS grid reference: SJ407457

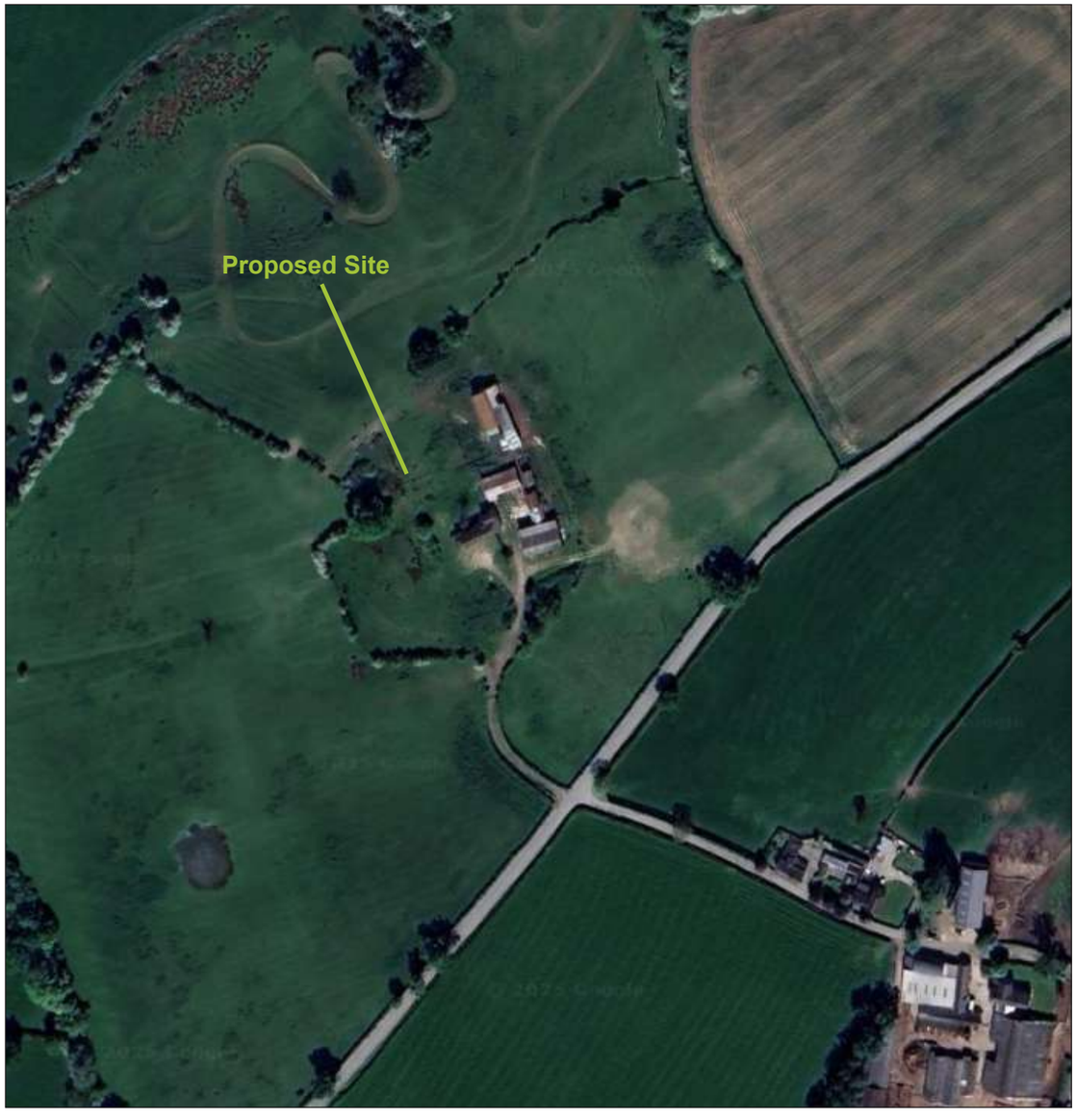
The report outlines the existing site location and the proposed development design principles. It demonstrates the design considerations taken in relation to its context within Worthenbury and its surroundings.

The following supporting information has been included within the full planning submission and should be read in conjunction with this report:

Full Planning Application Drawing List;

2790.P101 Site and Location
2790.P102 Indicative Proposed Site Plan
2790.P103 Indicative Proposed Site Plan Coloured
2790.P104 Indicative Proposed Front Elevation Plot 1 and Garage
2790.P105 Indicative Proposed Front Elevation Plot 2 and 3
2790.P106 Indicative Proposed Front Elevation Plots 4, 5, 6 and 7
2790.P107 Indicative Proposed Front Elevation Plot 8, Garage and Stables

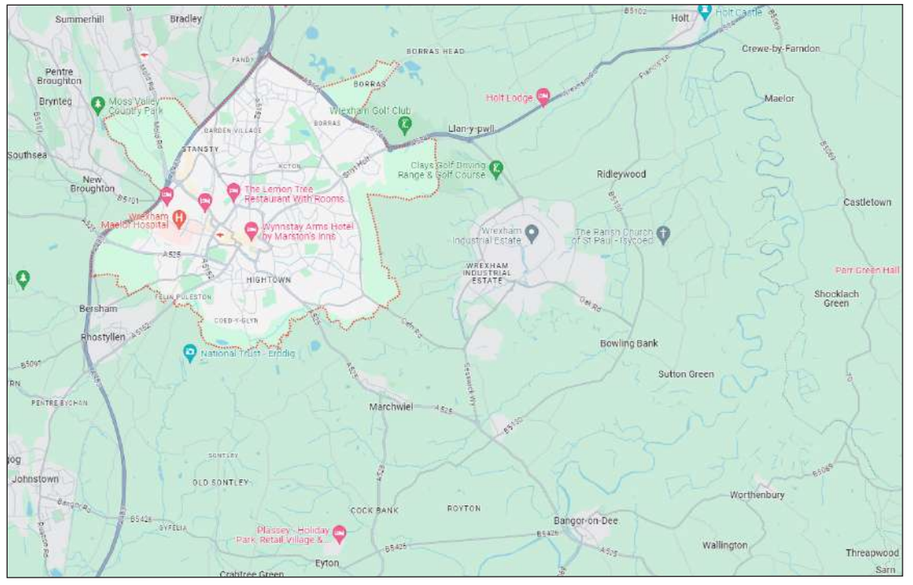
SITE LOCATION MAP



Map of Worthenbury, nts. Demonstrating the location of the proposed development site.

AREA HISTORY

Worthenbury is a village that along with Tallarn Green forms the community Willington Worthenbury within the Wrexham County Borough located close to the England-Wales border to the east of the River Dee and to the South East of Wrexham city.



Worthenbury shown in relation to Wrexham

DESCRIPTION

Highfield Hall (forerly Gorse Farm), Worthenbury, comprises a redundant farmhouse and associated agricultural buildings set around a central yard within open countryside on the edge of the village. The traditional brick-built structures and later sheds are no longer in active use, and the site offers an opportunity for sensitive redevelopment that respects the rural character and setting of the area.

CURRENT SITE

The site at Highfield Hall, Worthenbury, comprises a redundant farmhouse and associated agricultural buildings accessed from Wallington Lane. The proposal seeks for the residential redevelopment of the site to provide up to eight dwellings, ranging in size from two to five bedrooms. The development would utilise the existing access, with adequate provision for parking, private gardens, and landscaping, creating a high-quality small rural housing scheme that respects the character and setting of the surrounding countryside.

PROPOSED STRATEGY

1. 8 proposed dwellings.

2. The intention of this development is to design dwellings that sits well within the existing village setting.

3. Minimum impact to surrounding land and vegetation.



Location plan showing photograph locations (nts)



View of existing farm house and barns from the south.



View of barns from the north.



View of site entrance from Wallington Lane.

ENVIRONMENTAL SUSTAINABILITY

The layout has been designed to integrate the dwelling with its surroundings. We have taken into consideration the orientation in order to maximise the natural energy sources of light and heat from the sun, increasing the energy efficiency and connectivity.



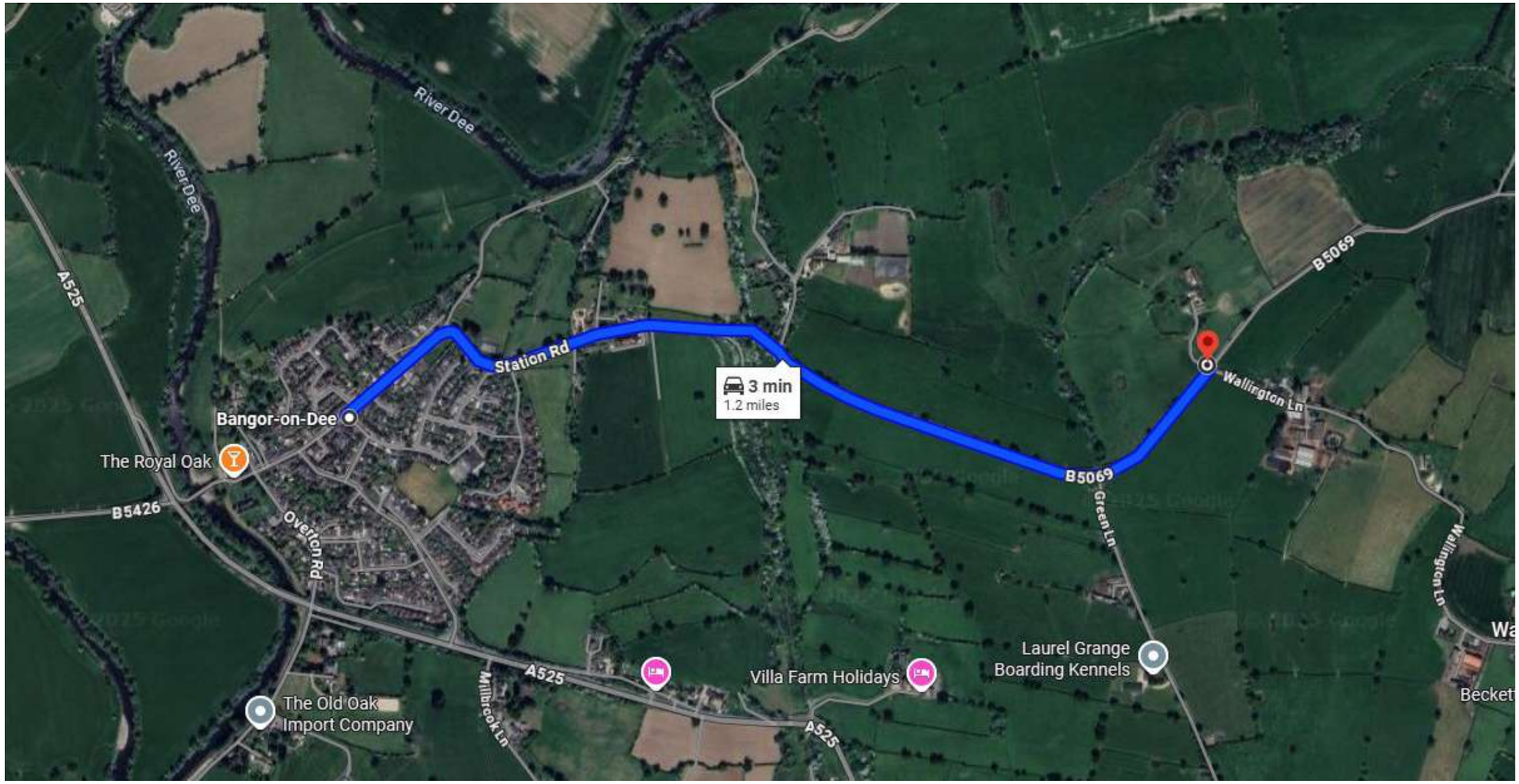
Birds eye view overlooking the site.



Birds eye View of the site looking South



Birds eye View of the site looking South



BUS ROUTE

This map shows the main route from Worthenbury to nearby Bangor-on Dee is only a short distance away. A bus route runs from Bangor-on-Dee go on to Wrexham as well as the surrounding local villages.

VILLAGE AMENITIES

Bangor-on-Dee's village amenities are many and varied. There is a local shop, pubs, playing fields and a cafe hall within easy reach. This vibrant community also lies close to Wrexham and Whitchurch bringing the motorway system close to the residents.

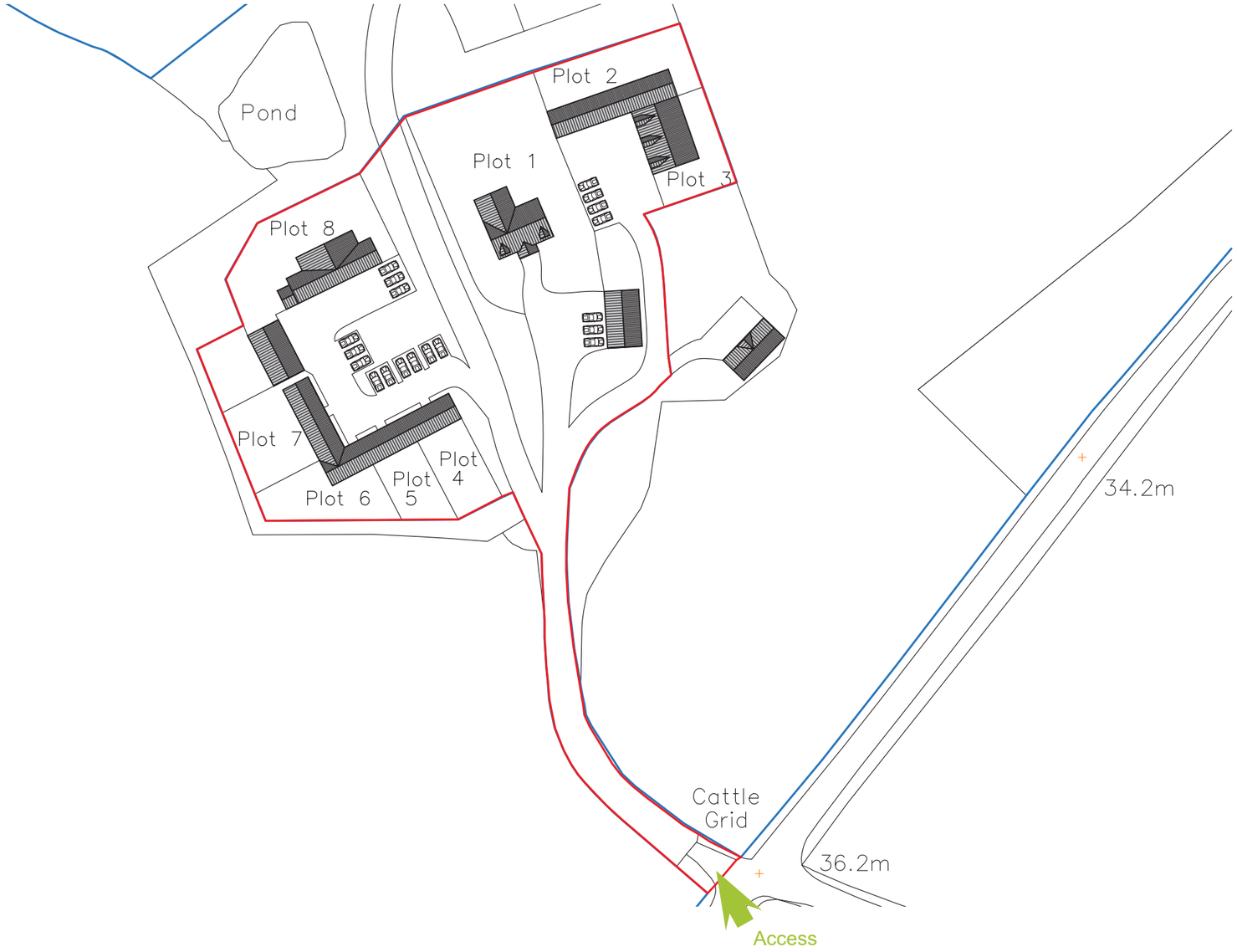
SUSTAINABLE INFORMATION

There are transport links and footways in very close proximity to the site offering the user easy safe access to the local area.

TRANSPORT

- 1.4 mile and a 3 minute drive to the closest pub The Royal Oak and The Middle Shop convenience store
- Lots of cycle routes that can be used as a main source of travel.
- 7.2 miles to the nearest train Station, Wrexham.
- Good communications with Manchester airport 47.3 miles, Liverpool airport 43.6 miles, Wrexham station 19miles (London Euston 2 hours)
- 25.7 miles to motorway link (M56)

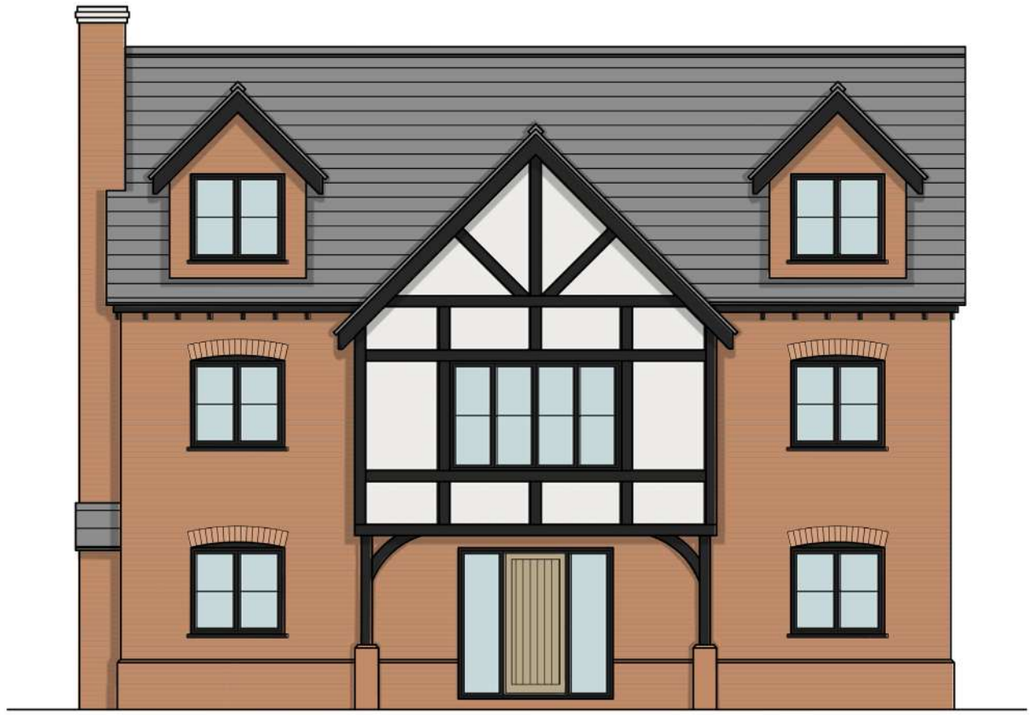
PROPOSED SITE PLAN (nts)



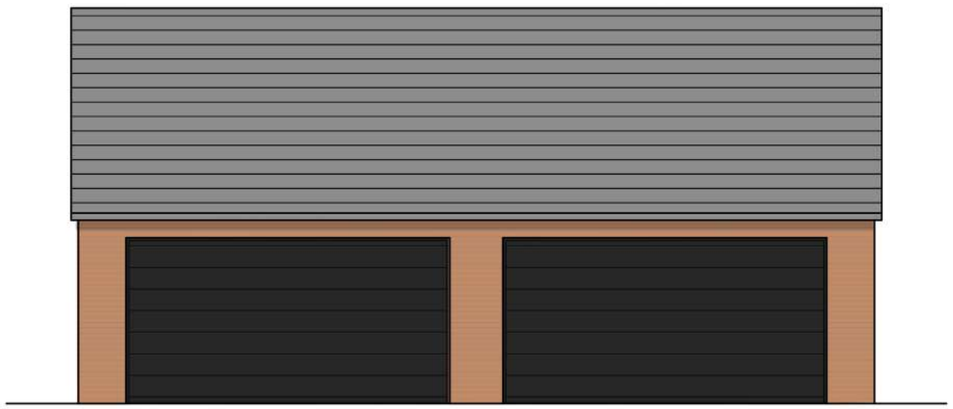
Please refer to drawing 2790.P102 Proposed Site Plan

ACCESS & PARKING

- Pedestrian access is from the same road.
- The existing proposed scheme will provide for adequate management of vehicles eliminating the need to back vehicles out on to main roads.
- Parking will be provided and will allow for vehicular turning.
- The proposal does not affect any footpaths or public rights of way.
- Parking will be over and above the councils standards.
- Clear access and egress in both directions off Willington Lane.



PROPOSED FRONT ELEVATION PLOT 1
1:50



PROPOSED GARAGE FRONT ELEVATION PLOT 1
1:50



PROPOSED FRONT ELEVATION PLOT 2
1:50



PROPOSED FRONT ELEVATION PLOT 3
1:50



PROPOSED FRONT ELEVATION PLOT 4, 5 AND 6
1:50



PROPOSED FRONT ELEVATION PLOT 7
1:50



PROPOSED FRONT ELEVATION PLOT 8
1:50



PROPOSED GARAGE FRONT ELEVATION PLOT 8



PROPOSED STABLES