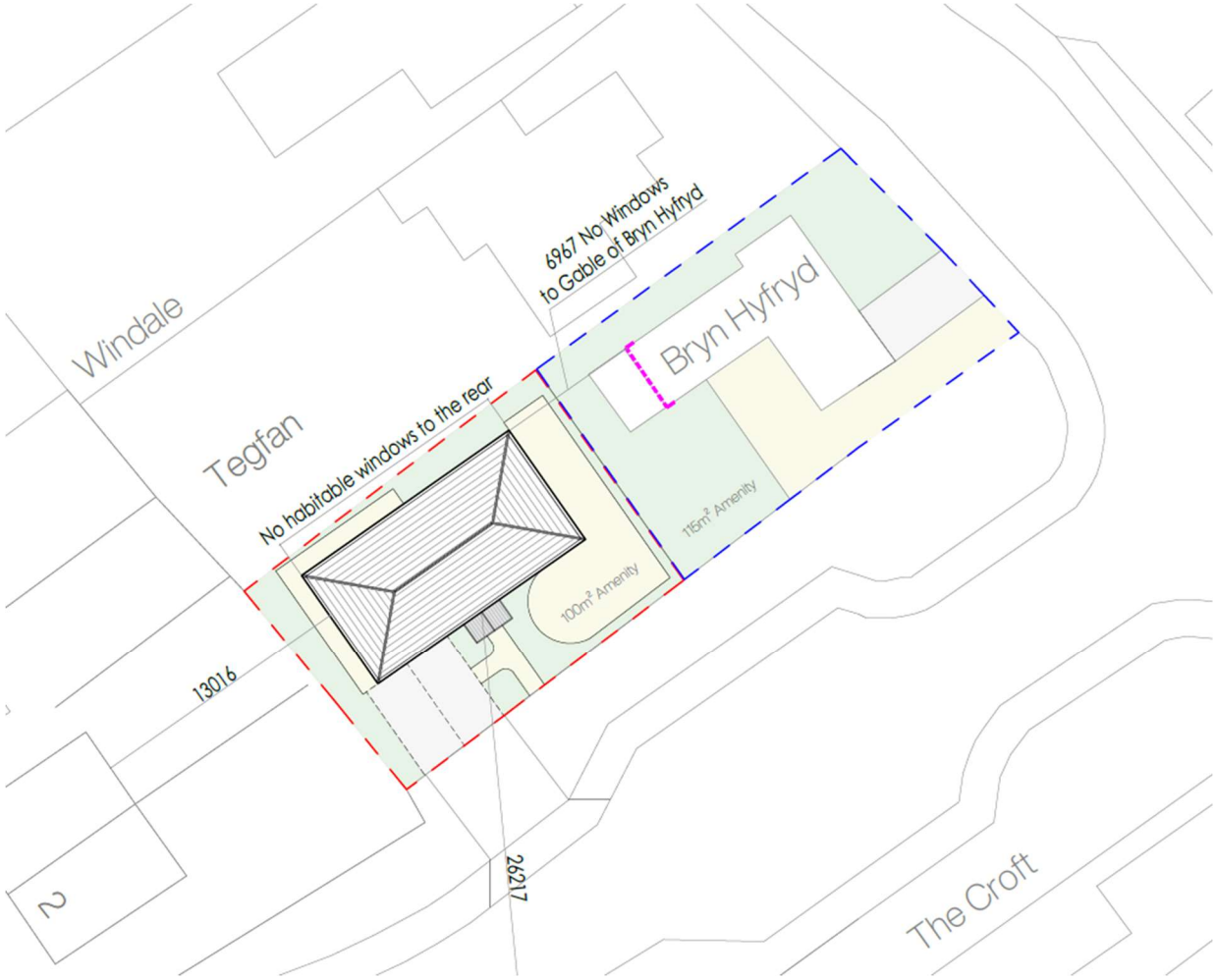
Design and Access Statement

Rev b

Land to the rear of Bryn Hyfryd

Outline application for the erection of one dwelling



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1.0 Introduction

1.1 This document has been prepared on behalf of Miss Lancaster-McGrath (hereafter referred to as the applicant).

1.2 The statement is submitted in support of a resubmission of an outline application which seeks the erection of one single-storey dwelling with associated works on Land to the rear of Bryn Hyfryd, Clayton Road, LL11 6BL.

1.3 The application comprises a number of supporting plans which should be read alongside this statement. Such as:

Existing Site Plan	Rev a	Ref	L02.1.001
Planning Site & Location Plan	Rev b	Ref	L02.1.002
Typical Elevation	Rev b	Ref	L02.1.003

1.4 The Design and Access statement considers the relationship between the application site and the wider urban extension.

1.5 The purpose of the analysis is to ensure that the development harmonises with the existing local character, planning guidance, and overall benefit to the community.

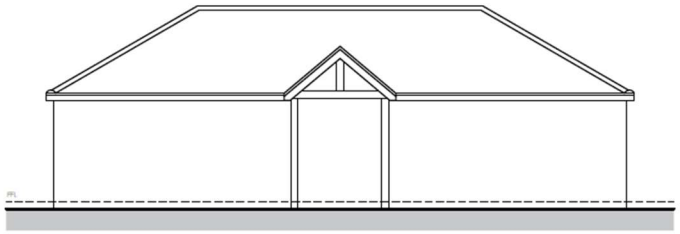


Figure 1- Typical Elevation (Not to scale)

2.0 Existing Context

2.1 The site is located off Plas Dur, a Cul-de-sac which branches off Clayton Road. This lies within the City of Wrexham, North Wales and boasts an excellent geographical location in relation to amenities, services, and transport links.

2.2 When walking over the site, an expanse of garden amenity can be seen which lends an excellent opportunity for a new development. The area of the site can accommodate one new dwelling with a more than ample amenity space for both the existing and new homes.

2.3 There are several dwellings within the vicinity which can be seen on the supporting plans; all of which have played a key role in the careful placement of the proposed dwelling.

2.4 A range of 2, 3, and 4 bedroomed houses can all be found in the locality in the form of detached, semi-detached, bungalows, and terraced housing.

2.5 The expanse of garden to Bryn Hyfryd is flat, allowing the development to progress without the needs for any retaining walls or major engineering works.

2.6 The site area (indicated in red on Existing | Site Plan L02.1.001) extends to 217m^2.

2.7 During the original application under ref. no. P/2024/0115, it was noted that the two-storey dwelling would have a negative impact on the adjacent property, Tegfan. With this in mind we have revised the scheme to include a single storey dwelling to negate any impact on the neighbouring homes. With the height parameters being from 4200mm to 4400mm, this would be close to a similar height of outbuildings which could be constructed under permitted development.

3.0 Design Statement

3.1 The street scene comprises a mixture of brickwork and rendered facades, with both hipped and gable roofs. Although design is not for consideration under this application, the proposed dwelling would utilise facing brickwork with stone heads and cills with a hipped main roof to ensure continuity of the local materials/ features.

3.2 The dwelling has been carefully positioned to ensure it complies with the separation distances set out in Wrexham's LPGN No.21- Space around dwellings. There will be no habitable windows in the locations shown on the Planning Site Plan – L02.1.002 Rev b.

3.3 Garden amenities can be provided to the existing and proposed dwellings of 115m^2 and 100m^2 respectfully; each of which are above the minimum amenity requirements set out by Wrexham County Council.

3.4 Careful consideration has been given to ensure the dwelling has adequate parking which will be provided to the front of the property. 2no. car park spaces have been shown which follows the guidance in Figure C of Wrexham's LPGN No. 16- parking Standards.

3.5 The parking provisions have been designed to ensure that any impact on existing traffic movements are kept to a minimum and that an existing access is being fully utilised.

4.0 Access Statement

4.1 The site is located off Plas Dur, a cul-de-sac which branches off Clayton Road.

4.2 An existing access with dropped kerb will be utilised within the application which is located towards the back garden of Bryn Hyfryd. It seems logical to adopt the feature which will ensure there is no impact on the surrounding homes By retaining the existing access, it should be deemed that there will be no adverse effect on the local highway network.

4.3 The site will also be provided with cycle stores due to its excellent geographical location which will help encourage the use of active travel. Walking and cycling as modes of transport retain certain similarities. Both have a positive impact on physical and mental health, they reduce road congestion, create no air pollution or noise, and are extremely low-cost forms of travel. (Design Guidance, Active Transport Wales, 2013).

4.4 As Wales has adopted the 20MPH speed limit, many roads in the vicinity can be seen to have the reduced speed limit which contributes to the safety of cyclists.

4.5 The site is within 110m from two bus stops which enables transport to Wrexham's Bus Station where then further links such as Chester City Centre can be found. Within Chester, further Locations such as Liverpool, Manchester, and London can be reached. This further contributes to the excellent location for the proposed development.

4.6 Tremendous employment bases can also be found in all the above locations.

4.7 Within 1.9 miles of the site, Gwersyllt's train station can be found. This enables travel to Chester, Manchester, Liverpool, and Shrewsbury.



Figure 2- Local Bus stops

5.0 Environmental Sustainability

5.1 Due to the context of the site and the surrounding areas; it should be deemed that the introduction of one new dwelling would not have any adverse impact on the environmental sustainability of the locality.

5.2 Sustainable construction technologies will be adhered to such as:

- High levels of insulation to ensure the minimum compliance with building regulations are surpassed.
- Energy efficient lighting will be used throughout the dwelling.
- Photovoltaic panels will be installed to ensure maximum efficiency can be achieved with green energy.
- Any white goods that are to be used will all be energy efficient.

5.3 It is proposed that the materials are to be sourced locally to ensure the carbon footprint of the dwelling is kept to a minimum. The closest builder's merchant is Kent Supplies which is 2.8 Miles away.

5.4 When considering the Locational sustainability, the nearest primary school (Black Lane) is within 200 meters of the application site.

5.5 Ysgol Bryn Alyn School is within walking distance of the application site, Located only 2.6 Miles away.

5.6 There are several other schools which can be reached via public transport which reinforces the excellent location for development.

5.7 Within a short distance, a local shop, pub, and takeaway can all be found.

5.8 A pharmacy can be located 0.6 miles from the application site, with a doctor's surgery only 0.4 miles further.

6.0 Community Safety

6.1 When looking at the below map, it can be seen there have been 8 crimes reported in September 2023. The information has been obtained from Police.co.uk.

6.2 The proposal has been developed to the Supplementary Planning Document 'Designing Out Crime'.

6.3 The proposal includes clear and definitive boundaries which help show a sense of ownership.

6.4 Natural surveillance will be increased as part of the proposal.

6.5 Good quality lighting will be provided to the front and side of the dwelling to help surveillance after daylight hours.

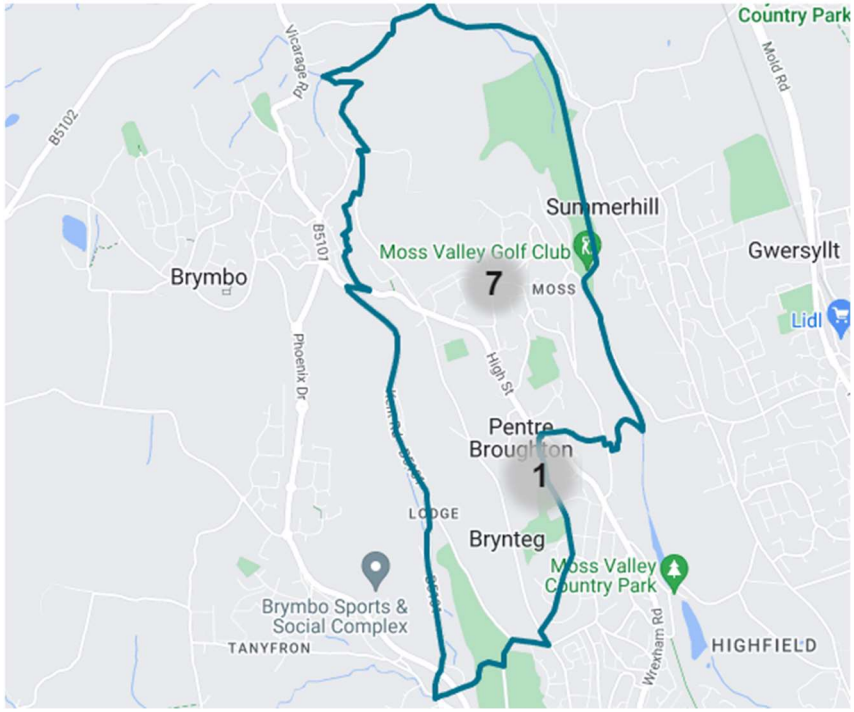


Figure 3- Local Crime Map

7.0 Planning Policy Context

7.1 The proposals have considered the following policies:

- National Planning Policy Framework
- Local Policies
    - GDP1 Development Objectives
    - EC4 Hedgerows, Trees, and Woodland
    - EC13 Surface Water Run Off
    - EC11 Archaeology
    - H2 Residential Development within Settlements
    - PS1 Settlement Limits
    - T8 Parking
    - PS2 Development and the environment

7.2 Policy GDP1 has been closely considered during the design stage. The scale, design and layout, materials and landscaping have all been designed to ensure they correspond with the surroundings. Community safety, local transportation and sustainable approaches have been closely looked at early on which can be shown on the proposed plans and documents.

7.3 The proposal enables the efficient use of existing public transport and encourages alternative means of travel such as walking and cycling.

7.4 New supplementary planting will be provided to provide a welcoming and colourful aesthetic to the frontage of the dwellings.

7.5 Parking has been provided to the home to ensure compliance with Policy T8.

7.6 The proposal harmonises with the surroundings in regard to siting, scale, design, and landscaping.

7.7 The development takes account of the personal and community safety and security in the design stage and layout of development.

7.8 The development would not have any adverse effect on wildlife species and habitats, woodlands, and other landscaping features.

7.9 It is now understood that the nutrient neutrality concerns have been addressed, and that Natural Resources Wales (NRW) have released the phosphate permits for various Welsh Water Treatment Works in Wrexham. Following the data issued by NRW, it should be deemed that this dwelling will not have any adverse effect on the condition of any SAC rivers.

8.0 Conclusion

8.1 The statement is submitted in support of a resubmission of an outline planning application which seeks the erection of one dwelling and associated works on Land to the rear of Bryn Hyfryd, Clayton Road, LL11 6BL.

8.2 The statement demonstrates that the proposal set forward is consistent with the Local Planning Policies as well as other material considerations.

8.3 With the introduction of one new home in the locality it will help alleviate the shortfall of homes needed under the current Local Development Plan.

8.4 There is a multitude of local services and public transport infrastructure which can be utilised as set out in 4.0 Access Statement. This boosts the excellent geographical location for a new family home.

8.5 The scale of the proposal has been reduced to ensure the initial concerns from the Local Authority are addressed. By exploring the route of a single storey dwelling in the location, it would be of similar nature to an outbuilding which could be constructed in the rear garden.

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