

Proposed development at Bryn Estyn Lane, Cefn Road, Wrexham

Design and Access Statement

Design

Brief

We have been employed by Nunndale Ltd to produce an alternative scheme for the land adjacent to 5 Cefn Road, Wrexham. This parcel of land currently has planning consent for 2 No 5-bedroom 3-storey properties. This scheme received much opposition from the local residents.

Therefore a new scheme was developed. The objectives of this was to ensure that the site was maximized from a development point of view and that the proposal blended with its surroundings and provided a frontage to each of the adjacent roads, due to its prominent position.

Assessment

With existing flats opposite the site on both roads and our brief to maximise the site we have opted to propose apartments for this site. With this approach and slightly more dense development than that previously approved we have been able to maintain a 2-storey development which is in keeping with all neighbouring properties and avoids the new development over-dominating the area.

Due to the difficulties faced with the previous application, we have retained the approved access to avoid further objections from the local residence.

Character

While un-orthodox in plan the structure has been designed to produce parallel elevations to both adjacent highways to ensure an attractive street scene.

The walls are to be a combination of mainly facing brick with panels of high quality rendered sections to eliminate a bulky appearance.

Windows are to be white uPVC. Where windows are to continue over structural floor sections, glazing to be tinted to allow for windows to be a continuous unit from ground floor through up to first floor level.

Environmental Sustainability

Coedpoeth is our clients home village and flat level plots are very limited in the area. The site of the proposal is probably the best suited site available in the village for a wheel chair friendly dwelling. With the site being in the heart of the village all amenities are close to hand. Within the village is a local post office, pharmacy and a spar for all the house hold needs, the site is ideal for this type of development as it will mean our client will be able to maintain a good standard of life.

Community Safety

The increased glazing of the apartments with good visibility across all areas of the site will allow good safety and security of the occupants and visitors to the apartments.

Conclusion

By allowing this redevelopment it will provide good quality accommodation at the lower end of the housing market with the units being retained by the developers for rental purposes they will provide easy access to property for first time home owners.

This development has been carefully designed to not only comply with council planning guidance and compliment the area, but to also take on board the concerns of the local residence and councillors from the previous application and appeal.

Access

The proposed development is on a level parcel of land easily approached by road and public footpaths. The site can be access on foot from both Cefn Road and Bryn Estyn lane. Vehicular access will be restricted to Bryn Estyn Lane only as per the previous permission.

Parking has been provided with 1 and a half space allocated per unit. This is below the council maximum of 2 per unit for each of these 2 bedroom units. This is to promote the use of the excellent bus services which run adjacent to the site allowing occupant and visitors easy access to the town centre without resorting to private modes of transport.

The careful design of the dwelling will ensure that all internal doors and passageways are wheelchair accessible to enable easy means of entering / exiting the units.