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Proposed Amended Elevations; New Boundary Wall
and Alterations to Access at Bryn Coch, Ruthin Road, Bwlchgwyn.

Design and Access Statement.

Accessibility.

My client is committed to building in the environment to include accessibility and inclusion for all members of the public.

The proposal to amend the elevations of the Annexe accommodation and to replace a leylandii boundary hedge with a brick wall has been carefully planned to provide accommodation without exclusion or discrimination.

The Annexe will comply with the current standards of the Building Regulations in respect of access and provision of sanitary facilities and I have consulted, through a formal Building Regulations application, with Wrexham County Borough Council.

The annexe is set on land off Ruthin Road, Bwlchgwyn and is approached from an existing vehicular access serving Bryn Coch. The access to the property will be level and firm to assist the mobility impaired. All resident and visitor parking is provided on land level with the entrance doors.

The main entrance door will have a ramped approach to comply with Approved Document M of the Building Regulations, providing accessible entrance for wheelchair users.

The ground floor W.C. within the property will be designed to comply with Approved Document M in respect of accessibility and positioning of the wash hand basin and w.c.

Internal doors to all habitable rooms shall be 838mm wide to provide ease of access for all.

Ruthin Road provides a level access to local amenities and a convenient bus stop to provide transport to Wrexham and Ruthin.

I believe that the development will provide an inclusive environment which is fully and easily accessible for all residents and visitors.

Environmental Sustainability.

The use of clay facing bricks for the external elevations and a tiled roof has been carefully selected as the materials are produced from low carbon energy sources and promote environmental sustainability.

The proposal will have little impact on the existing drainage system as all waste water will be taken to the main foul sewer in the road and surface water taken to soakaways on site.

Character.

The character of the site and surrounding area will be enhanced by the scale of the proposed annexe in relation to neighbouring properties. The new wall will be built using facing bricks identical to those used on the annexe.

The driveway and parking area will be hard landscaped, whilst the garden areas will be landscaped with grass and shrubbery to protect and enhance the character of the site.

The land is, at present, used as a redundant garden for Bryn Coch and sufficient distance from the new annexe to that dwelling will ensure that the character of the area and amenities of nearby residents are preserved.

Community Safety.

The site is an infill development of one annexe accommodation between existing established dwellings and adequate parking for vehicles will be provided within the boundaries of the property. The development will, therefore, improve community and individual safety by preserving the residential use of land in the immediate locality.

The Annexe will only be used by immediate members of the same family occupying Bryn Coch and will, in no case, be used as a separate dwelling. The new boundary wall will increase the security of the site.

Movement to, from and within the development.

The development promotes sustainable transport choices in that it is situated close to a bus stop with frequent routes to Ruthin, Wrexham and beyond.

There is ample car parking on the site for residents and visitors.

D. B. Davies MRICS

12 February 2010