

DESIGN AND ACCESS STATEMENT

THE LAURELS, BOURNE TERRACE, LLANGOLLEN, LL20 7ST

Table of Contents

1. Introduction 2
2. Site & Context 2
3. Amount of Development 2
4. Layout 3
5. Scale & Massing 3
6. Appearance 3
7. Landscaping 3
8. Access & Movement 3
9. Security, Safeguarding & Safety Design 4
10. Security, safeguarding and Safet Design 4
11. Environmental Sustainability and impact 5
12. Community Impact, Integration and safe operation 6
13. Conclusion 6

1. Introduction

This Design & Access Statement accompanies a full planning application submitted by **Charles Safapour Ltd** for the **change of use** of The Laurels from a Class C3 dwellinghouse to a **Class C2 Residential Institution**, to operate as a **registered children's home** for a single young person aged between 7 and 17 years. The home will be staffed 24/7 by trained residential care professionals and regulated by **Care Inspectorate Wales (CIW)**.

The proposal involves **no external alterations**, **no extensions**, and **no changes to the building footprint**. The intention is to provide a safe, nurturing, domestic-style environment that is entirely consistent with the surrounding residential character.

This DAS has been prepared in accordance with **Planning Policy Wales (PPW11)**, **TAN 12: Design**, and Wrexham County Borough Council's validation and design requirements.

2. Site & Context

The site comprises a **detached, single-storey, three-bedroom bungalow** located on Bourne Terrace, a quiet, established residential street within Llangollen. The property includes a private driveway, front garden, and enclosed rear amenity space.

The immediate area is characterised by similar low-density residential dwellings, featuring a mixture of detached and semi-detached homes. The surrounding built environment is domestic, stable, and cohesive, with no commercial or incompatible uses in proximity.

The boundary and plot are clearly illustrated within the **Site Block Plan** submitted with the application (Plan Reference: TQRQM25324112401557).

The property lies within the settlement boundary and has convenient access to local amenities, schools, healthcare provision, shops, bus routes, and recreational facilities, supporting community integration for the young person.

3. Amount of Development

The proposal seeks **change of use only**. There are:

- No extensions
- No new openings
- No changes to height, scale, massing, or volume
- No changes to the external envelope
- No changes to boundary treatments
- No alterations to the hardstanding or driveway

Internally, the layout will be used largely as existing, with minor non-structural adjustments such as furnishing and room designation to reflect the residential care use.

4. Layout

The bungalow's layout is inherently suited to a small children's home. Its **single-storey configuration** supports safe supervision, ease of movement, and accessibility.

The proposed internal arrangement is:

- One bedroom used by the young person
- One bedroom allocated for staff sleep-in or additional bedroom for second young person.
- One room retained for staff office / sleeping quarters
- Kitchen, bathroom, hallway, living and dining spaces used in a normal domestic manner

The circulation spaces remain generous, uncluttered, and safe. No internal walls will be removed or added. The home remains functionally domestic and does not resemble an institution or shared accommodation.

5. Scale & Massing

The scale of the building is unchanged. The Laurels remains a modest, low-profile detached bungalow consistent with all nearby dwellings. The development does not increase the mass or presence of the building in any way.

Due to the absence of external alterations, the scale and visual impact upon the streetscene remain identical to the existing condition. This ensures that the character and appearance of Bourne Terrace are fully preserved.

6. Appearance

The proposal does not affect the external appearance of the property. No signage, branding, external lighting, or operational features will be installed that would indicate the building's institutional classification.

Windows, doors, roof, walls, materials, colour palette and residential vernacular remain unchanged. As a result, the building will continue to present entirely as a private domestic dwelling. This protects the visual consistency and rhythm of the streetscape and avoids any perception of intensification or change of character.

7. Landscaping

The existing front and rear gardens will remain unchanged. The landscaping is domestic in form and will continue to be maintained to a high standard by staff.

No trees, hedgerows, or garden structures will be removed or added. No formalised boundaries or fortified features (such as high fencing or gated systems) are required or proposed, ensuring that the home integrates naturally with neighbouring properties.

The garden will be used in a supervised and low-key manner by the young person, mirroring the use expected of any family household.

8. Access & Movement

Pedestrian Access

Pedestrian access remains via the existing front pathway and entrance. The single-storey layout offers level thresholds and step-free movement throughout the property. This arrangement supports safety, supervision and inclusive access.

Vehicular Access & Parking

Vehicular access continues via the existing private driveway from Bourne Terrace. This driveway provides sufficient parking capacity for staff shift changes and occasional professional visitors. No reliance on on-street parking is anticipated.

Traffic movements are minimal and comparable to, or less than, those generated by a typical family household.

Internal Movement

The internal layout enables clear sightlines and safe navigation. Rooms are immediately accessible from the central hallway, reducing risks associated with stairs or cramped corridors. This supports the wellbeing and independence of the young person.

9. Security, Safeguarding & Safety Design

Security and safeguarding within the proposed children's home are achieved through a combination of **professional staffing**, **operational procedures**, and **discreet, domestic-scale safety measures** that do not alter the property's character or appearance.

To ensure the safety of the young person, the following measures will be in place:

- **CCTV coverage will be installed at the front and rear entrances** of the property.
  The cameras will be *domestic-grade*, small, unobtrusive, and positioned solely to monitor access points. They will not overlook neighbouring gardens or windows, and will comply fully with **GDPR**, **ICO guidance**, and **CIW regulatory requirements**. No perimeter surveillance, pole-mounted systems, or high-intensity lighting will be introduced.
- **Window restrictors will be fitted internally to first-fix standards** to reduce the risk of absconding and ensure the safety of the young person. These restrictors are low-profile, domestic in design, and do not alter the external appearance of the building. They are similar to those used in standard family homes where child safety is a priority.

These measures reflect **best practice in children's residential care**, offering protection for the young person while avoiding any institutional appearance or impact on neighbours. The external character of the dwelling remains entirely unchanged.

Staff presence at the home, combined with these discreet safety features, ensures that all safeguarding responsibilities are met without creating undue visual impact or operational disturbance.

10. Security, safeguarding and Safet Design

The safeguarding and security strategy for The Laurels is built around maintaining a safe, supportive, and domestic residential environment for the young person, while ensuring that the visual and physical character of the dwelling remains unchanged.

Security is achieved primarily through **professional staff presence**, **structured operational protocols**, and **discreet safety measures** that do not introduce any institutional features or visual impact. The overall design ethos is to ensure safeguarding without altering the building's appearance or disrupting neighbouring amenity.

To support the safety and wellbeing of the young person:

CCTV will be installed at the front and rear entrances.
These cameras are domestic-grade, low-profile units commonly used by households for routine home security. Their placement is limited to monitoring access points only. They do not encroach upon neighbouring properties or overlook private gardens. All footage will be processed in accordance with GDPR, ICO guidance, and CIW regulatory standards, ensuring lawful and proportionate use.

Window restrictors will be fitted internally to appropriate openings to mitigate the risk of absconding and ensure safety. These restrictors are discreet, widely used in family homes with young children, and do not alter the external façade of the property. Their installation is purely internal and does not introduce any visual change to the street scene.

Combined with 24/7 onsite staff, clear visitor protocols, controlled ingress/egress procedures, and robust care planning, these features deliver a comprehensive safeguarding environment. Importantly, these measures **retain a domestic aesthetic at all times**, ensuring the property remains indistinguishable from surrounding C3 dwellings.

11. Environmental Sustainability and impact

The proposed development demonstrates strong alignment with the sustainability objectives of **Planning Policy Wales (PPW11)** and the **Well-being of Future Generations (Wales) Act 2015** by prioritising the efficient reuse of existing building stock and minimising environmental impact.

Because this is a **change of use only**, with no external works, extensions, or demolition:

- Embodied carbon associated with construction is avoided.
- No new materials, building processes, or waste streams are generated.
- The building's existing thermal performance and utilities remain intact.
- Landscaping and natural features are entirely preserved.
- Drainage, surface water behaviour, and local infrastructure are wholly unaffected.

Operational sustainability is also a priority. Staff model responsible environmental practices for the young person, including recycling, energy management, healthy living routines, and sustainable transport options wherever possible.

The home will operate with the same environmental footprint as a standard single-occupancy household — and in many cases, lower — given the supervised and carefully managed nature of daily routines.

No additional lighting, noise, pollution, or emissions arise from the proposed use. The use of domestic-scale CCTV at entrance points presents no environmental effects.

Overall, the change of use constitutes an **extremely low-impact, environmentally responsible development**, consistent with national and local sustainability policy.

12. Community Impact, Integration and safe operation

The heart of the proposal is to create a nurturing and stable home for a vulnerable young person within a calm and inclusive residential setting. Children's homes of this small scale, particularly those accommodating up to two children, are widely recognised as **non-disruptive, low-intensity and community-compatible**.

The Laurels is intentionally integrated into the community through:

- Its domestic appearance
- Quiet operational footprint
- Professional staffing structure
- No congregation, noise or visible care activity
- Strong safeguarding protocols that ensure respectful neighbourhood relationships

The home operates without altering the established character of Bourne Terrace. Staff act discreetly, and no external behaviours or activity patterns distinguish the property from any other single-occupancy household.

Additionally, the placement of children within community settings supports Wrexham's strategic commitment to **local, small-scale, non-institutional care**, enabling the young person to access:

- Local schools
- Healthcare and dental services
- Recreational areas and youth facilities
- Community events, groups, and sports provision

This integration fosters positive social development and avoids the isolation sometimes associated with larger institutional placements.

Neighbourhood harmony is monitored through:

- A clear point of contact for local residents
- Staff professionalism at all times
- A management plan ensuring respectful interactions
- Control of visitors, with no family-style or group gatherings
- Oversight by CIW inspectors and Wrexham CBC Children's Services

The result is a **safe, quiet, and well-managed residential setting** that delivers substantial social value while having **no adverse community impact**.

13. Conclusion

The proposed change of use at The Laurels represents a **high-quality, unobtrusive, and socially valuable development**, fully compliant with national and local design, access, and safeguarding policies.

In design terms, the proposal:

- Leaves the external appearance entirely unchanged
- Maintains scale, form, and character
- Retains all landscaping and boundary treatments
- Does not affect the street scene or materiality of the area
- Continues to function visually as a typical family dwelling

In access terms:

- Pedestrian and vehicular access remain exactly as existing
- The driveway provides sufficient on-plot parking
- Internal circulation is safe, step-free, and supportive of supervision
- All access arrangements fully meet TAN 12 and PPW11 expectations

In safeguarding terms:

- Entrance CCTV and window restrictors provide discreet, domestic-scale safety
- Staff presence ensures the home remains calm, well-managed, and supervised
- No institutional external features are introduced

In community terms:

- Activity levels are no greater than a typical household
- Residential amenity is preserved in full
- The proposal contributes to Wrexham's statutory duties to provide local care provision
- The home integrates positively without creating any visual or operational impact

Overall, the Design & Access considerations overwhelmingly support approval. The development is appropriate, proportionate, sustainable, neighbour-friendly, and a meaningful contributor to the social infrastructure of Wrexham County Borough.