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DESIGN AND ACCESS STATEMENT

Project: Proposed New 5 Bedroom Detached Dwelling
Site: Land at 'Penrhallt, Russell Street, Cefn Mawr, Wrexham, LL14 3BL.

To be read in conjunction with drawing No's and details;

- BRP/PD/01- Existing Site Cross Section and Site Block Plan
- BRP/PD/02- Proposed Site Cross Section and Site Block Plan
- BRP/PD/03-As Proposed Ground Floor Plan
- BRP/PD/04-As Proposed First Floor Plan
- BRP/PD/05-As Proposed Elevations



Fig. 1 – Location of Existing Site

1. Existing Site and Context.

This statement is provided in support of a Full Planning Application to No.28 King Street, Cefn Mawr, Wrexham, LL14 3BH.

The proposal is to erect a new 5-bedroom detached dwelling and a detached single garage, along with all associated external works.

The external works consist of various retaining walls, driveway/turning areas and a rear patio area.

The works will be outlined within this document and the associated drawings.

The existing site is currently overgrown and vacant. It formerly consisted of garden area to No 28 King Street Cefn Mawr with vacant land above. The property is situated within a Conservation Area, designated Article 4 and World Heritage Site buffer zone.

The application site extends to a total area of 724 square metres.

The site is currently accessed from Russell Street and is bound by High Street to the east and King Street to the west.

There are a lot of local amenities in the area with shops and a large supermarket within walking distance. The site is also ideally located for commuters, being within easy access of the A483, giving access to all major road networks. There is frequent bus services into Wrexham and Oswestry.

The land is surrounded by various properties of differing architectural styles.
No 28 King Street on the lower level of the site is predominantly a stone cottage with a slate roof, which has recently been extended. (This can be seen in Figure 2 (below)



Fig. 2 – No 28 King Street

Adjacent to the access into the site lies a property known as ‘Penrhallt’. This can be seen in Figure 3 (below)

This property consists of a mixture of stone, brickwork and a render façade, under a slate roof. The windows and doors are timber and are finished with stone cills beneath.



Fig. 3 – 'Penrhallt', Russell Street

To the south of the site lies a property called 'Glen View' on Minshalls Croft. This property is predominantly a Ruabon Red brick faced building under a slate roof with upvc windows. It does feature some stonework plinths and walls to the boundaries. This property can be seen in figure 4 (below)



Fig. 4 – 'Glen View', Minshulls Croft

Across the adjacent road known as King Street, there are four other properties that can be seen from the application site.

The first being Boxing Maelor ABC. This is adjoined by No 4 King Street, another new build property and a property known as 'Hill View' These properties are a mixture of Ruabon Red Brickwork, render and a fascade finished with a more modern, lighter coloured red facing brick.

A street view of these properties (looking along the foot of the proposed site) can be seen in figure 5 (below)



Fig. 5 – Street View of 'King Street'

2. Proposed Layout & Design.

The proposed works are to create a new 5-bedroom detached family home near to the site entrance.

The new dwelling will consist of a Lounge/Open plan Kitchen/Dining, Utility and WC on the ground floor and the first floor will consist of five bedrooms, two ensuites and a family bathroom.

The siting of the dwelling has been carefully considered to ensure minimum visual impact on the surrounding area.

The applicant intends to construct the new dwelling to a similar FFL to the adjacent property, known as 'Penrhallt'. This will ensure that the proposed dwelling height is not overbearing to the existing surrounding dwellings.

Access to the site will be from the existing street known as 'Russell Street'.
This road already serves a large number of properties and it is not felt that the additional traffic generation from one additional dwelling will cause any issues to users of this road.

Due to the topography of the site, four new retaining walls will be provided throughout the site to ensure that the surrounding land will remain usable to residents of the dwelling. There will be one at the bottom of the site facing onto King Street, one in front of the proposed driveway, one backing onto the patio area and one within the rear garden. All retaining walls will be constructed from Stonework to match properties in the viscidity.

Due to the level differences between each side of the site, any overlooking issues that may be present will be overcome by the large differences in levels and the fact that any user of the proposed dwelling will be looking straight over the top of the existing adjoining dwellings, rather than straight at them.

A turning area will be provided within the plot that will allow visitors to the site to enter and exit in a forward gear.

Three off road parking spaces, along with a single garage will provide ample parking for occupiers and visitors of the dwelling.

The new dwelling will be fully part M Compliant and will be provided with Level door Thresholds where required. All driveways and pathways to the dwelling will meet all maximum gradients for disabled access.

3. Access, Scale and Appearance.

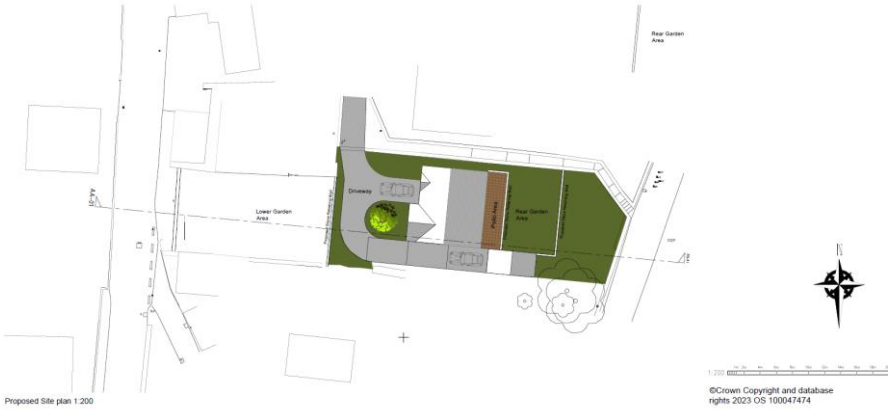


Fig. 6 – Proposed Site Layout



Fig. 7 – The Proposed Elevations

The proposed dwelling will be finished with a cement/sand render with a similar colour finish to that of 'Penrhallt' and the roof will be clad with slate.

The proposed dwelling will be insulated using the latest low u-value construction materials and a sustainable heating system

The appearance of the design we are putting forward will be in keeping with the surrounding properties and the materials chosen are to match existing materials of the adjoining property known as ‘Penrhallt’. There are additional rendered properties immediately adjacent to the site as shown within the photographs shown earlier in this statement.

The applicant intends to construct the new dwelling to a similar FFL to the adjacent property, known as ‘Penrhallt’. This will ensure that the proposed dwelling height is not overbearing to the existing surrounding dwellings.

Access to and around the site has been improved and the retaining wall has created usable space around the dwelling and off-road parking spaces around the property.

4. Conclusion.

To conclude the application seeks planning permission to create a new 5 bedroom detached dwelling . It has been designed to be constructed in materials that compliments the existing dwellings in the area, in order to integrate the development visually with the existing surroundings.

It is considered that the proposals are sympathetic to the setting and are considered to have minimal impact on the surroundings.

We respectfully request that the planning officer considers the application for approval.