DESIGN AND ACCESS STATEMENT

LAND OFF BETHANIA ROAD, ACREFAIR, WREXHAM

Overview

This design and access statement is produced in support of an outline planning application for the residential development of up to 34 dwellings over a site area of 0.93 hectares.

Amount

The application relates to the creation of up to 34 dwellings.

Layout

The layout forms a typical estate housing development.

It is envisaged that there will be a mix of house types and sizes, with 2, 3 and 4 bedroom plots intended.

Public open space is provided on 1700sqm of the site area.

Scale and Appearance

These are reserved matters.

Based on the indicative scheme the upper and lower limit for the height, width and length of the proposed dwellings is as follows:

Height	6.8m to 11.5m
Length	9.2m to 12.2m
Width	7.6m to 9.2m

Landscaping

Landscaping is a reserved matter.

Access

The design of the scheme within its surroundings reflects the requirement of inclusiveness for all users. There will be a single point of access formed from Bethania Road to serve the development.

The Transport Statement submitted with the application discusses the highway related issues in the scheme.

Climate Change

The development will be designed in accordance with modern day building regulations, energy conservation control and CO^2 emissions.