Design and Access Statement

Property: 34 Pen Y Graig Road, Brymbo, Wrexham, LL11 5AE

Proposal: Retrospective application for a vehicular crossing (dropped kerb).

1. Introduction

This statement supports a retrospective householder application for a vehicular crossing onto a C-classified road. The works have been completed to provide secure, off-road parking for the residents, reducing the need for on-street parking and improving local traffic flow.

2. Site Layout and Parking

The parking area measures 6m x 6m, providing ample space for two vehicles to be parked simultaneously. This depth ensures that all vehicles are parked entirely within the property boundary with no overhang onto the public footway, satisfying Wrexham Council's highway safety requirements.

3. Construction and Drainage

The crossing and driveway have been constructed to a high standard:

- Sub-Base: A substantial layer of hardcore was laid and mechanically compacted ("whacked") to create a structurally sound foundation capable of supporting vehicle weights.
- Crossing Width: The total tarmac crossing width is 7.3m (730cm), including the tapered transition stones. This width allows for safe and easy ingress/egress from the C-road.
- Surface & Permeability: The driveway is finished with decorative stone. Both the sub-base and surface materials are fully permeable, ensuring that all surface water drains naturally within the site. There is zero surface water run-off onto the public highway.

4. Highway Safety and Visibility

The site is situated on a straight section of Pen Y Graig Road. The boundary walls have been maintained at a low level to ensure clear visibility splays are provided for drivers exiting the property. This ensures that pedestrians and oncoming traffic are clearly visible, maintaining a high standard of highway safety.

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