Design and Access Statement

Proposed Development: Construction of an External Timber Staircase and Stone Gabion Retaining Walls

Site Address: Land East of Ael y Bryn, Alma Road, Froncysyllte, LL20 7RN

Applicant: William Jackson

Date: 29 June 2026

1. Introduction

This statement supports a planning application for the construction of an external timber staircase to provide safe pedestrian access between Alma Road and the applicant's land. The proposal includes stone-filled gabion retaining walls where required to safely retain the existing ground levels.

2. Site Context

The site comprises steeply sloping land adjacent to Alma Road. The proposed staircase has been designed to follow the natural topography and minimise excavation and visual impact while providing safe access.

3. Design

The staircase will be constructed from timber with stone gabion retaining walls. These materials have been selected because they are durable, sympathetic to the surrounding area and allow natural drainage.

4. Access

The development is solely to provide a safe pedestrian route. Handrails and slip-resistant treads will be incorporated where appropriate. No vehicular access is proposed.

5. Planning Justification

The proposal is modest in scale and limited to the provision of pedestrian access. It follows the existing landform, makes use of natural materials and has been designed to minimise its impact on neighbouring land and the surrounding character.

6. Conclusion

The proposed staircase and gabion retaining walls provide a practical and sympathetic means of access. The works are proportionate, appropriate to the site and respectfully designed to integrate with the existing landscape.