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ARCHITECTURAL DESIGN

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Wrexham County Borough Council
Planning Services.

DESIGN & ACCESS STATEMENT.

Address – 7 Fairy Road, Wrexham, LL13 7PT.

Client – Mr J. Ellis.

1. Introduction

This Design and Access Statement has been prepared in support of an application for Listed Building Consent and Planning Permission for alterations to the existing front boundary of the property to facilitate the formation of a safe vehicular access.

The proposal comprises the widening of the existing pedestrian entrance from approximately 1,350mm to approximately 4,000mm to provide access to off-street parking for four vehicles within the curtilage of the property.

This statement should be read alongside the accompanying Heritage Impact Assessment, Highways Report and associated drawings.

2. Site Context

The property is a listed building located within an established historic setting. The existing front boundary comprises a traditional sandstone wall with stone coping and stone gate piers which contribute positively to the character and appearance of the site.

At present, the dwelling has no practical vehicular access despite its size and the availability of sufficient space within the site to accommodate parking. Consequently, vehicles must park on the public highway, which is less desirable from both a highway safety and residential amenity perspective.

An adjacent property currently benefits from a widened vehicular access of a similar nature, demonstrating that such alterations can be successfully accommodated within the character of the street.

3. Design Principles

The proposal has been carefully developed to minimise intervention to the existing historic boundary whilst providing a safe and functional vehicular entrance.

The existing opening will be increased from approximately 1.35 metres to 4.0 metres. To minimise the impact on the historic fabric, the existing right-hand stone gate pier will remain in its current position. Retaining this pier significantly reduces unnecessary disturbance to the historic structure while still providing sufficient width for vehicle access.

The left-hand gate pier will be carefully dismantled and reconstructed in its new position. Any sandstone walling removed to facilitate the wider opening will be carefully taken down, with the existing stone retained and reused wherever practicable. Existing stone coping will likewise be salvaged and reinstated to preserve the continuity and appearance of the boundary.

This approach ensures that the maximum amount of historic material is retained and reused within the development.

4. Materials

The proposal seeks to use materials that are sympathetic to both the historic character of the property and modern environmental requirements.

The proposed driveway surfacing will comprise Marshalls Drivesett Tegula Priora block paving in Pennant Grey. This product has been selected because:

- its traditional appearance is appropriate within the setting of the listed building;
- the textured finish complements the character of the natural stone boundary;
- it provides a high-quality durable finish; and
- it is a fully permeable paving system which assists with sustainable surface water management.

To further manage surface water, an ACO channel drain will be installed immediately inside the site entrance to intercept runoff and ensure that no surface water discharges onto the public highway.

5. Access

The proposal has been designed to provide safe vehicular access to the property whilst improving highway safety.

The widened entrance will allow vehicles to enter, turn within the site and exit in a forward gear. The internal layout provides parking for four vehicles together with adequate manoeuvring space.

A comprehensive Highway Safety Report accompanies this application and demonstrates that the proposed access achieves the required visibility splays and complies with current highway design guidance.

The proposal therefore represents an improvement over the existing situation, where vehicles cannot access the property and parking occurs on the highway.

Pedestrian access to the property will be retained.

6. Heritage Considerations

The proposal has been carefully considered to ensure that any impact upon the significance of the listed building is minimised.

The principal elements that contribute to the heritage significance of the boundary wall—including the sandstone construction, stone coping and gate piers—will be retained wherever possible. The proposal requires only a modest increase in the width of the existing opening, with the majority of the boundary remaining unchanged.

Where alterations are necessary, original stonework will be carefully dismantled and reconstructed using the salvaged materials, ensuring continuity of appearance and preserving the traditional character of the boundary.

Given the limited extent of the works, the retention of significant historic fabric and the careful reuse of original materials, it is considered that the proposal will result in no more than a very low level of heritage impact. A detailed assessment of this is provided within the accompanying Heritage Impact Assessment.

7. Planning Balance

The proposal provides a practical and proportionate solution that enables the property to function in accordance with modern residential requirements without causing unacceptable harm to its historic significance.

The creation of an appropriately sized vehicular entrance will:

- provide safe off-street parking for four vehicles;
- improve highway safety by allowing vehicles to enter and leave in a forward gear;
- reduce on-street parking pressures;
- utilise sustainable permeable surfacing;
- preserve the majority of the historic boundary wall;
- retain and reuse original sandstone and coping stones wherever possible; and
- maintain the overall character and appearance of the listed property and its setting.

The proposal has been deliberately designed to minimise intervention to the historic fabric whilst delivering significant practical and highway safety benefits.

8. Conclusion

The proposed widening of the existing entrance has been sensitively designed with careful consideration given to the historic significance of the listed building and its boundary structures.

The development preserves the essential character of the sandstone boundary by retaining the majority of the existing wall and reusing original materials where alterations are necessary. Combined with the supporting Heritage Impact Assessment and Highway Report, the proposal demonstrates that the works represent a balanced, sympathetic and sustainable enhancement to the property.

It is therefore respectfully considered that the proposal complies with the relevant policies of the Wrexham Local Development Plan, Planning Policy Wales, Technical Advice Note 24: The Historic Environment, and the statutory duties relating to listed buildings. Accordingly, approval is respectfully requested.

Yours faithfully,

Spencer Cullis

Cullis Architectural Design