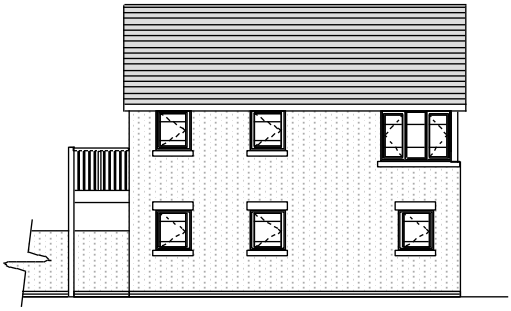
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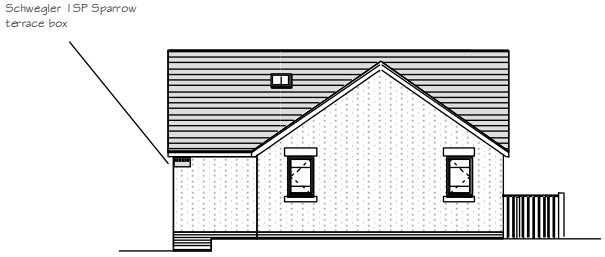
Design and Access Statement



Front Elevation 1:100



Side Elevation 1:100



Side Elevation 1:100 (facing Road)



Rear Elevation 1:100

Statement required for:

Proposed New Dwelling to the Rear of Oakdale, Minshalls Croft, Cefn Mawr, Wrexham LL14 3RB.

1. Brief

1.1 This Design and Access Statement accompanies a full planning application for the erection of a single detached dwelling within land to the rear of Oakdale, Minshalls Croft, Cefn Mawr, Wrexham LL14 3RB which is located within the recognised conservation area.

1.2 The site forms part of the existing residential curtilage of Oakdale and lies within the defined settlement boundary of Cefn Mawr where residential development is considered acceptable in principle, subject to detailed planning considerations.

1.3 The proposal has been carefully designed to respond to the site's constraints and opportunities, particularly the significant changes in land levels, neighbouring residential development and the established character of the locality. The development seeks to provide a high-quality family dwelling that integrates sympathetically with its surroundings whilst making efficient use of previously developed residential land.

2. Access, including movement to and from the site.

2.1 Vehicular and pedestrian access to the proposed dwelling will be taken from High Street via a new access point formed off the highways. It is anticipated speeds along the High Street will be less than the 20mph speed limit due to the narrow nature of the road with pedestrians having to walk along the highway with no pedestrian footpath available for the vast majority of High Street.

2.2 Ample vehicular visibility splays are provided allowing safe access and exit from the new proposed access point.

2.3 The proposed driveway has been designed to provide sufficient width for vehicle movements together with on-site parking and turning facilities, enabling vehicles to leave the site in a forward gear in accordance with highway safety requirements.

2.4 Pedestrian access follows the same route as the vehicular access, providing a safe and convenient connection between the dwelling and the surrounding road network, local services and public transport facilities within Cefn Mawr.

2.5 Travelling east from the site, High Street connects with the B5605 towards Ruabon, which provides direct access to the A483 trunk road via the Ruabon interchange. The A483 is a strategic north-south route linking Wrexham, Chester and the motorway network to the north, and Oswestry, Welshpool and Mid Wales to the south.

2.6 The A483 also provides convenient access to the A55 North Wales Expressway via Chester, facilitating travel to North Wales, Merseyside and the wider strategic road network. To the south, the A483 provides connections to Oswestry and the wider Mid Wales highway network.

2.7 High Street also provides direct connections westwards towards Llangollen via the A539/A5 corridor, offering access to neighbouring settlements and the regional road

network. Cefn Mawr therefore benefits from excellent road connectivity, with convenient links in all directions, making the site a sustainable location for additional residential development.

2.8 In addition to its road links, the site is within walking distance of local bus services operating along High Street, providing regular connections to Wrexham, Ruabon, Llangollen and surrounding communities, further reducing reliance on the private car.

3. Character

3.1 The surrounding area is characterised by a mixture of detached and semi-detached dwellings set within generous residential plots. Although the properties vary in age, design and architectural style, the locality possesses a distinctly residential character.

3.2 The site is located on High Street, Cefn Mawr, within the Cefn Mawr Conservation Area. The character of High Street is defined by its historic linear form, following the natural contours of the hillside around the former quarry. Development is predominantly of early to mid-19th century origin and reflects the village's industrial heritage, particularly its association with quarrying and local industry. Buildings comprise a mixture of traditional stone cottages, modest terraced housing and individual dwellings, creating a varied but cohesive streetscape.

3.3 The prevailing building materials include locally quarried sandstone, red Ruabon brick, natural slate roofs and stone boundary walls. Traditional architectural features such as vertically proportioned window openings, chimneys, stone lintels and simple detailing contribute to the area's distinctive historic character. Building heights are generally two storeys, with properties closely following the natural topography of the street. Small front gardens, stone walls and mature vegetation provide visual relief within the built environment.

3.4 The elevated position of Cefn Mawr affords important views across the Dee Valley towards the Vale of Llangollen and the Pontcysyllte Aqueduct World Heritage Site. The relationship between the built form, surrounding landscape and surviving historic fabric is a defining characteristic of the conservation area.

3.5 The proposed development has been designed to respect and reinforce the established character of High Street. The scale, form, materials and detailing have been selected to complement the surrounding historic buildings and preserve the appearance of the conservation area. The proposal maintains the established building line and ensures that the historic character, architectural quality and visual setting of the street are preserved and, where possible, enhanced.

4. Appearance – Design Principles and Concepts

4.1 The design has been led by the site's topography.

4.2 The land falls significantly away from High Street towards the rear of the site. Rather than imposing a conventional two-storey dwelling upon the site, the proposal has been specifically designed to work with the natural levels.

4.3 When viewed from High Street, the dwelling will appear as a single-storey property, thereby minimising its visual impact within the street scene and respecting the scale of surrounding development.

4.4 The natural fall in land levels allows additional accommodation to be incorporated within a lower ground floor, resulting in the building appearing as two storeys only when viewed from the side and rear elevations. This split-level arrangement significantly reduces the apparent height, bulk and massing of the development from the public realm while making efficient use of the site's topography.

4.5 The dwelling adopts a simple contemporary form with a pitched roof and traditional proportions. External materials will comprise rendered elevations and natural slated roof to complement the surrounding residential developments.

4.6 Window positions have been carefully considered to maximise natural light whilst protecting the privacy and amenity of neighbouring occupiers. The overall scale, proportions and detailing have been designed to ensure the dwelling integrates comfortably within its surroundings.

5. Community Safety

5.1 The proposal has been designed in accordance with Secure by Design principles.

5.2 The dwelling benefits from clear natural surveillance over the access drive, parking areas and private garden, reducing opportunities for crime and antisocial behaviour.

5.3 The entrance to the dwelling is clearly visible from the access route, and external lighting will be provided where appropriate to improve safety whilst minimising light spill to neighbouring properties.

5.4 Boundary treatments will clearly define public and private spaces, whilst maintaining appropriate visibility along the access drive.

5.5 The proposal introduces no isolated or poorly overlooked areas and will contribute positively to the existing residential environment.

6. Environmental Sustainability

6.1 The proposal represents sustainable development by making efficient use of land within the settlement boundary of Cefn Mawr, reducing pressure for development on greenfield sites.

6.2 The dwelling has been designed to achieve high standards of energy efficiency through:

- High-performance insulation exceeding current Building Regulations.
- Energy-efficient glazing.
- Low-energy lighting throughout.
- Water-efficient sanitary fittings.
- Provision for electric vehicle charging.
- Sustainable drainage measures where appropriate.
- Opportunities for future installation of photovoltaic panels.

6.3 The design utilises the site's natural topography where possible reducing the need to engineering works, it will be necessary to construct retaining structures within the sites boundaries however these structures will not be dissimilar to approved retaining structures within the locality.

7. Local Planning Policy

7.1 The proposal has been assessed against the adopted Wrexham Unitary Development Plan (UDP) 1996–2011 and is considered to accord with the relevant planning policies.

7.2 The proposal represents sustainable residential development within the defined settlement boundary where existing infrastructure, services and community facilities are readily available. It makes efficient use of previously developed residential land and contributes to sustainable patterns of development in accordance is Policy PS1.

7.3 Policy GDP1 – Development Objectives

The proposal complies with the objectives of Policy GDP1 by:

- respecting the character and appearance of the locality;
- responding positively to the site's natural topography;
- providing an appropriate scale, height and massing;
- safeguarding the amenities of neighbouring occupiers;
- providing safe vehicular and pedestrian access;
- incorporating adequate parking and turning facilities;
- avoiding unacceptable impacts upon the surrounding environment.

7.4 The application site lies within the settlement boundary of Cefn Mawr where new residential development is acceptable in principle, provided proposals are compatible with surrounding development and satisfy the Council's design and amenity requirements.

8. Conclusion

8.1 The proposed dwelling has been carefully designed to respond to the unique characteristics of the site and its surrounding context.

8.2 By taking advantage of the site's natural topography, the development will appear as a single-storey dwelling from High Street, with a lower ground floor creating a two-storey appearance only to the side and rear elevations. This approach substantially reduces the visual impact of the building within the street scene and allows the dwelling to integrate sympathetically into its surroundings.

8.3 The proposal provides safe access via the existing driveway, protects neighbouring residential amenity, incorporates sustainable design measures and makes efficient use of land within the settlement boundary.

8.4 The development accords with the objectives of Strategic Policy PS2, Policy GDP1 and Policy H2 of the Wrexham Unitary Development Plan, together with Planning Policy Wales and the Council's adopted Supplementary Planning Guidance.

8.5 For these reasons, it is respectfully considered that the proposal represents sustainable, high-quality residential development and that planning permission should be granted.

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