Land at 10 Caerfryddin Road

Design and Access Statement

June 2026


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This document has been prepared on behalf of Megan Williams (hereafter referred to as the applicant). The statement is submitted in support of a reserved matters application on Land at 10 Ffordd Caerfryddin, Wrexham, LL11 2LD.

The application comprises a number of supporting plans which should be read alongside this statement. Such as:

Proposed Rev a	Ref	W02.1.001
Existing Location Plan	Ref	W02.1.002
Proposed Site Plan	Ref	W02.1.003
Proposed Access Plan	Ref	W02.1.004

The site retains an existing outline permission under reference no. P/2022/0287.













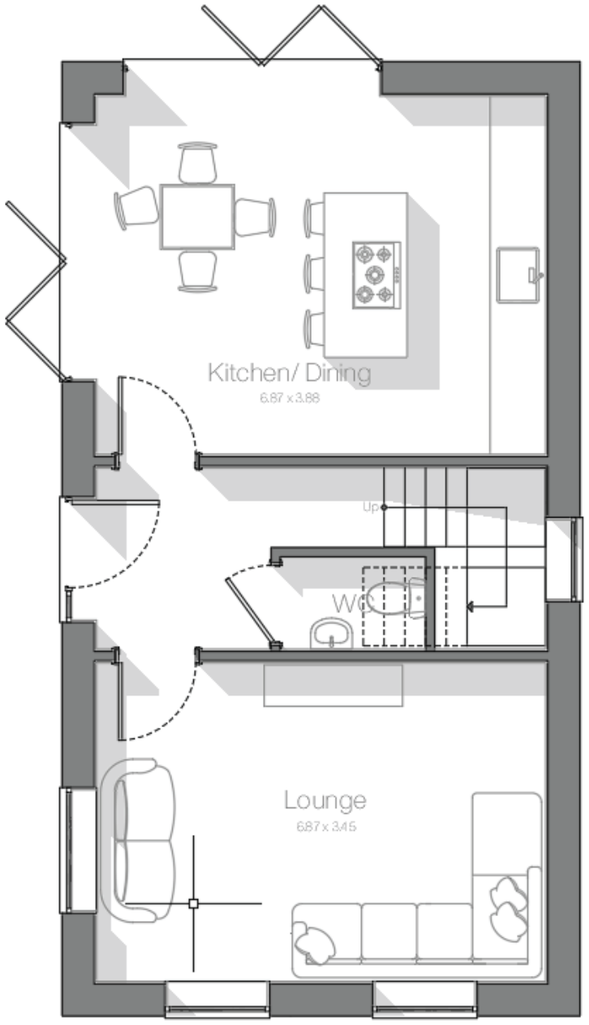
Existing Context

The site comprises a predominantly rectangular parcel of undeveloped grassed land which is the side amenity to no. 10 Ffordd Caerfryddin. The land is positioned above the road level and rises gradually towards the existing dwelling. Other sections of the land have a sharper incline.

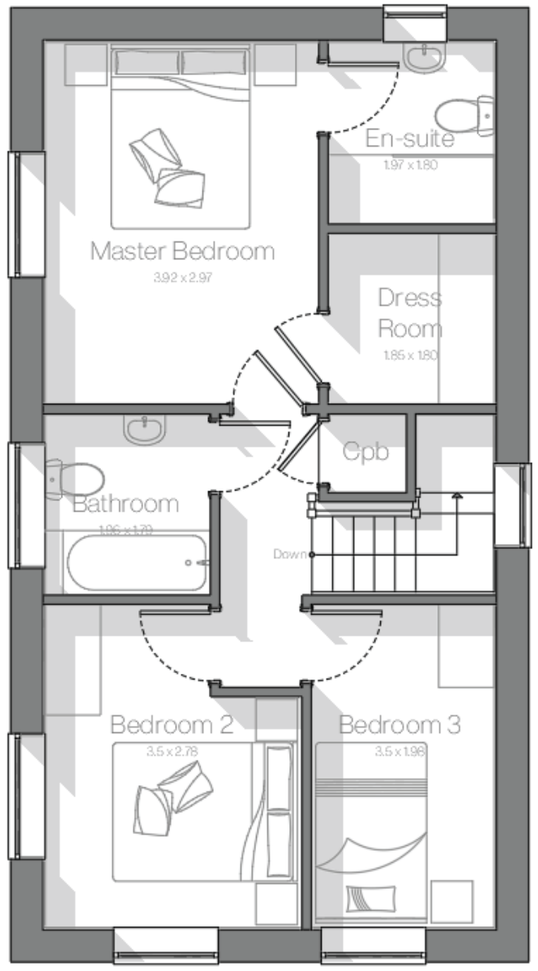
The site is enclosed by a mixture of timber fencing, mature hedgerows and established trees, providing a high degree of privacy and natural screening.

Vehicular access is available within the cul-de-sac off Ffordd Caerfryddin which currently serves no. 10.

The existing dwellings which front the street are generally similar in appearance, of which two-storey side and front gable properties can be seen. A mixture of facing brickwork, rendered panels, and tiled roofs can be seen in the locality.



Ground Floor Plan



First Floor Plan

Proposed Floor Plans

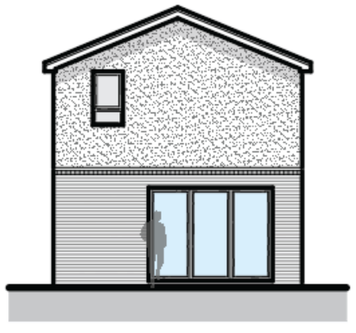
The proposal mirrors what was approved at an outline stage, with a simple rectangular massing. The layout forms a two-storey, three bedroomed home. At Ground Floor, a modern open- plan Kitchen Dining area makes excellent use of the private rear garden area, with a separate Lounge to the front. At First Floor, a generous Master Bedroom with a Dress Room and En-suite to the rear, with a central communal bathroom and Two Bedrooms to the front.



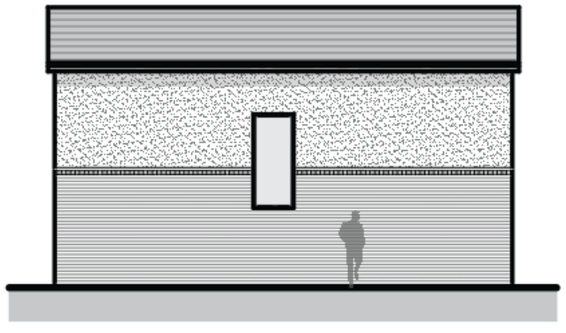
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

The proposed dwelling follows the form and proportions established under the approved outline consent, incorporating a two-storey front-facing gable as a key architectural feature. The design adopts a symmetrical principal elevation, creating a balanced and attractive appearance while reinforcing the dwelling's traditional character.

Large window openings have been incorporated throughout the design to maximise levels of natural daylight within the internal living spaces and enhance the quality of accommodation for future occupants. To the side elevation, two sets of bi-folding doors wrap around the corner of the building, creating a strong connection between the internal living areas and the external patio and garden spaces, whilst encouraging indoor-outdoor living.

The proposed materials comprise a combination of facing brickwork and render, complemented by brick soldiers above window and door openings. These materials have been carefully selected to reflect the architectural character of neighbouring properties and ensure the development integrates sympathetically with the surrounding built environment. The overall appearance of the dwelling is considered to be both contemporary and respectful of the established residential context.

The access to the existing and new property is to be off the corner of the Cul-de-sac, which is in a similar location to the existing. New aco drains will be installed to ensure there is no surface water run off onto the existing highway - See Proposed Access Plan W02.1.004.

Bus Stops
- Moriah Chapel (N) 0.1 miles
- Moriah Chapel (S) 0.1 miles
- Bryn-a-Glyn (N) 0.2 miles
- Bryn-a-Glyn (S) 0.2 miles

Train Stations
- Wrexham General, 1.6 miles

From Wrexham station, further destinations can be reached such as, Chester, Manchester, Liverpool, and London.

Excellent pedestrian routes can be found in and around the City Centre as it has been heavily pedestrianised to ensure the encouragement of active travel and retain public safety.

Local shops, hairdressers, fast food takeaways can all be found within a short walking distance of the application site.

A host of schools can be found nearby, such as Wat's Dyke Primary School, Ysgol Plas Coch, and Rhosddu Primary School.

Due to the location of the development and the surrounding areas, it should be deemed that the proposed would not have any detrimental effect on the environmental sustainability of the locality.

Any materials that are proposed should be sourced locally to ensure the carbon footprint of the scheme is kept to a minimum. There are several builders' merchants within Wrexham, some of which are less than a 5 minute drive from the application site.

The nearest fuel filling station is Smithy View Garage, which is 0.8 miles away.

Sustainable construction technologies will be adhered to such as:

- High levels of insulation to ensure the minimum compliance with building regulations are surpassed.
- Energy efficient lighting will be used throughout the dwelling.
- Photovoltaic panels will be installed to ensure maximum efficiency can be achieved with green energy.
- Any white goods that are to be used will all be energy efficient.

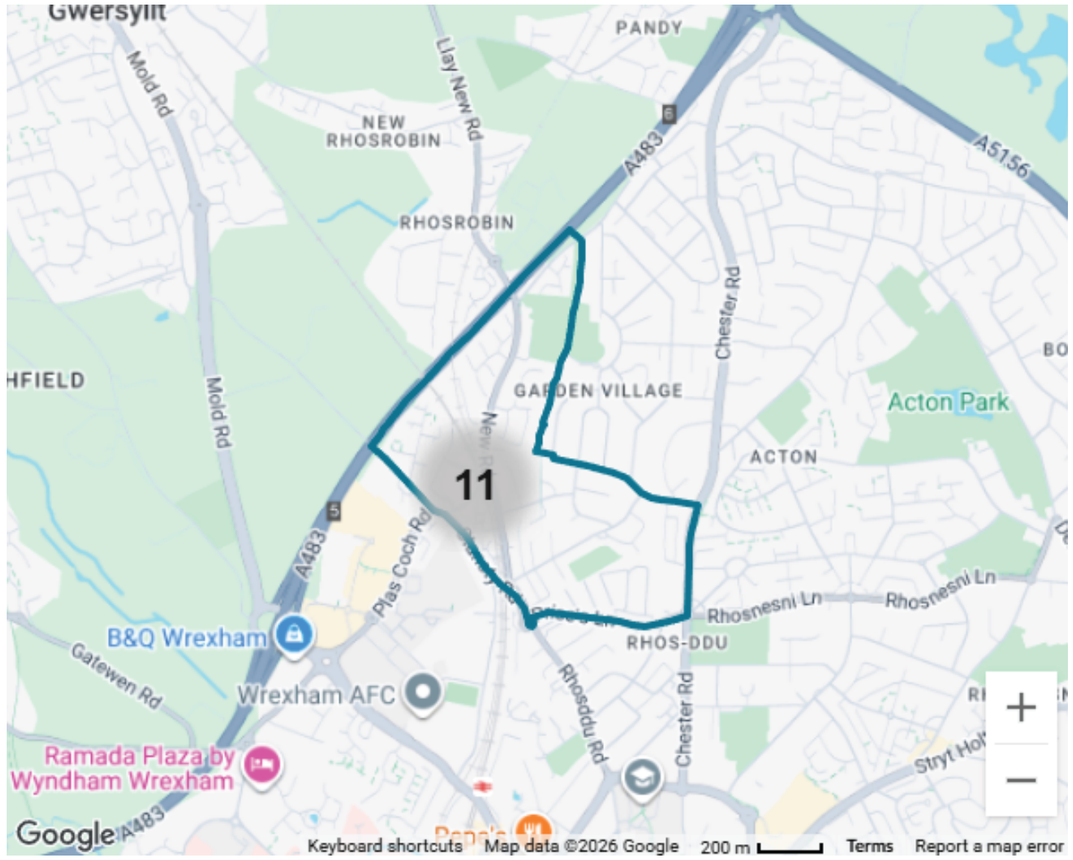
When looking at the below map, it can be seen there have been 11 crimes reported in the month of April 2026. This information has been obtained from Police.co.uk.

The proposal includes clear and definitive boundaries which help show a sense of ownership.

Natural surveillance will be increased as part of the proposal.

Good quality lighting will be retained to the front and rear of the property to help surveillance after daylight hours.

There is no reason to suggest that the proposal would have any impact on the safety of the community.



The proposals have considered the following policies:
National Planning Policy Framework
Local Policies

- GDP1 Development Objectives
- EC4 Hedgerows, Trees, and Woodland
- EC13 Surface Water Run Off
- H2 Residential Development within Settlements
- PS1 Settlement Limits
- T8 Parking
- PS2 Development and the environment

Policy GDP1 has been closely considered during the design stage. The scale, design and layout, materials and landscaping have all been designed to ensure they correspond with the surroundings. Community safety, local transportation and sustainable approaches have been closely looked at early on which can be seen on the proposed plans and documents.

Policy EC4 is in place to ensure that development proposals provide for the conservation of hedgerows and trees. As part of our proposal we were keen to ensure the existing established hedges/ mature trees (fronting the North/ West boundaries were unaffected by the proposal.

The application is to be read in conjunction with the supporting foul and surface water documents, which show there will be no surface water run off from the site onto the public highway. This is to ensure compliance with **Policy EC13** of Wrexham's UDP.

Since the outline application was approved under planning reference no. P/2022/0287, the principle of development has already been approved. This shows that the application site suitable for a new dwelling, thus ensuring compliance with **Policy H2**.

The site lies within the clear settlement limits of Wrexham, which contributes to the adherence of **Policy PS1** and **PS2.**

Adequate parking spaces are provided to the existing and new dwelling as per Wrexham's supplementary guidance notes and **Policy T8.** The above document also provides adequate justification for the site in relation to all existing public transport links.

This statement is submitted in support of a reserved matters application on Land at 10 Ffordd Caerfryddin, Wrexham.

The outline permission is still currently active under reference no. P/2022/0287 in which the principle for development was approved.

By allowing the proposed development, it will ensure a safe, sustainable proposal is being brought forward which is consistent with both Wrexham's and national planning policy guidelines.