

Life In

Architecture

Design & Planning
Domestic
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Conservation

Revision

Design and Access Statement – Outline for One Number Detached Dwelling

Site Address: - Land Adjoining Glascoed Gatewen Road Boughton Wrexham

Date of Statement: - Friday, 11th September 2026

1.00 INTRODUCTION

1.01 This is an application for outline for the proposed construction of 1 number detached dwelling. The site is within a defined settlement boundary as indicated on the proposal Location Plan contained within the adopted planning policies and is classified as a category B settlement.



Indicative aerial imagery of the proposed site

1.02 The proposal consists of the construction of a new 3- bedroomed dwelling. The dwellings would be designed over two floors

1.03 Any overlooking from the proposal can be carefully designed at detailed planning stage by sympathetic room layout. The height to the ridge would be approximately 7.80 meters.

1.04 The proposal would also be constructed to a high standard, using traditional materials and construction techniques. Environmentally, it is proposed to adopt the use of carbon neutral technological advances in both heating and ventilation systems.

2.00 APPEARANCE

2.01 The proposed walls would be in a of with dark red smooth facing brick, the roof would be in Natural Slate. All new windows will be in flush casements. The appearance of the proposal could be both contemporary and traditional by using conventional and current materials. The application would follow the sketches accompanied with the application as illustrated on drawings

3.00 AMOUNT OF DEVELOPMENT

3.01 The amount of development consists of the proposed construction of 1 Number Detached Dwelling Including. The proposal will include parking for 3 spaces,

3.02 The proposed total ground floor area of each dwelling would amount to 44m², foot print of each block would be 107m^2 overall with the total plot area of approximately 1240m².

3.03 Car parking will be arranged on the main frontage of the building, and recreational areas will be designed at the front rear and side elevations

3.04 The frontage will allow space for any refuse collection which can be concealed from view by trellises' and or vegetation. Ample space can be allocated at the rear and be simply wheeled to the frontage for collection by the occupier or others.

4.00 LAYOUT

4.01 The vehicular access from the main highway will lead to the new dwellings. The proposed road layout will allow a passing area as illustrated on the site layout drawing.

The site layout provides access directly to each dwelling in addition providing turning space around each dwelling. The proposed dwellings will form 3 bedrooms over with accommodation accessed via the main frontage elevation. Living areas will provide access to the stair leading from lobbies, the rooms will be designed so as to avoid overlooking. The layout will allow room dimensions for living space with acceptable ventilation. The ground floor will have broad doors leading of the parking areas which will accommodate occupiers with children or whom may be disabled.

4.02 The parking area will lead directly to the access road and onto the main highway. The layout will allow access to the rear being min 1200mm from the main frontage.

5.00 SCALE

5.01 The scale of the proposal will follow the site as the area is domestic. The scale will would be softened by the choice of materials and the roof line will break up massing down into features complementing the overall outlook. Massing would not be any greater than a typical dwelling with 3 bedrooms.

5.02 Massing will be complemented by fragmented elevations and roof pitches which soften the outlook of the dwellings against the existing backdrop. The ridge heights can be reduced by incorporating room-in-the-roof design which will again lessen any over shadowing.

6.00 LANDSCAPING

6.01 The existing boundaries consist of timber fencing and existing hedging. The boundaries will be planted with small shrubs and trees, suitable for a domestic setting a land scraping scheme would be submitted during detailed application

6.02 Most of the site will be paved with areas of planting and small trees. The site will be broken up by paved walking areas. The parking area leading from the main access will be surfaced in paving.

7.00 ACCESS

7.01 The main access to the proposed property will be via the existing highway

7.02 The parking area will be level and no falls more than 1 in 20 leading to the main entrance at ground level, a level threshold will be included to comply with the building regulations at the main entrance. A surface water channel is included to prevent surface water runoff from the site. All doors will comply with the Assess for Disabled guidance.

7.03 The existing access looking is obstructed via an existing hedge which we have negotiated that the hedging and wall would be reduced to 1.0m above ground to comply with highway policies. Hence there will be no obstruction above 1m within the visual splay and this would be for perpetually

- No gated access will be constructed within access to proposed site without approval from highways
- No walling or hedging shall be constructed no higher than 1.00m within visual splay
- Provide surface water drainage channel to foot of vehicle access to prevent surface water run-off. channel to discharge to new soak way minimum distance of 5m from highway and or any building
- channels 150mm to BS EN1433:2002 Load Class C250 to full width of access,

8.00 ENVIRONMENTAL SUSTAINABILITY

8.01 Sustainable architecture is a general term that describes environmentally conscious design techniques in the field of architecture. Sustainable architecture is framed by the larger discussion of sustainability and the pressing economic and political issues of our world. In the broad context, sustainable architecture seeks to minimize the negative environmental impact of buildings by enhancing efficiency and moderation in the use of materials, energy, and development space. Most simply, the idea of sustainability, or ecological design, is to ensure that our actions and decisions today do not inhibit the opportunities for the future.

8.02 Sustainable development (SD) refers to a mode of human development in which resource use aims to meet human needs while preserving the environment so that these needs can be met not only in the present, but also for generations to come. The term 'sustainable development' was used by the Brundtland Commission which coined what has become the most often-quoted definition of sustainable development: "development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

8.03 Sustainable development ties together concern for the carrying capacity of natural systems with the social challenges faced by humanity. As early as the 1970s, "sustainability" was employed to describe an economy "in equilibrium with basic ecological support systems."[3] Ecologists have pointed to The Limits to Growth,[4] and presented the alternative of a "steady state economy"[5] in order to address environmental concerns.

8.04 The site being a brown site which is the term generally used to describe previously developed land, which may or may not be contaminated. Across the UK there are thousands of sites, which have been contaminated by the legacy of previous industrial uses and may present significant risks to human health and to the wider environment this does not mean that the site cannot be reused and redeveloped

8.05 Recent Government objectives have initiated a move towards redevelopment of brownfield land favor of greenfield sites (e.g. the Government target of 60% of new housing being developed on brownfield sites) to relieve the pressure on the countryside and green belt areas. Previously, the potential liabilities associated with brownfield development have resulted in an attitude of wariness. However, with careful consideration, and the right advice, it is possible to turn potential liabilities into an asset.

8.06 There are five identifiers used to define brownfield land:

1. Previously developed land which is now vacant
2. Vacant buildings
3. Derelict land and buildings
4. Other previously developed land or buildings, currently in use, allocated for development in the adopted plan or having planning permission for housing
5. Other previously developed land or buildings where it is known there is potential for redevelopment

8.07 Concrete is at the heart of all building projects, when the material comes out of the mixer and is laid down, or used to form bricks, or mixed with other materials; there may from time to time a considerable amount of waste. The extract and manufacture process of concrete if not controlled accurately the pollution of our eco system is would vulnerable.

8.08 Throughout its lifecycle, concrete can deliver real sustainability benefits. Sustainability is a key issue for the UK concrete industry. They are tackling the industry's own performance head on, enhancing positive attributes, and managing and reducing other impacts through technical innovation and concrete design. The industry is said to be committed to behaving in a responsible way to improve sustainability performance and to deliver sustainable construction solutions. Both with good design, concrete will still have a future in the construction industry.

8.09 The insulated floor slab will have a high thermal mass and will perform as a heat sump by releasing energy slowly. Owing to the walls and roof having a design which will be airtight and comply with the building regulations any heat loss would be controlled. The main external door will be constructed of insulated PVCU which unfortunately does have a higher embodied energy score; nonetheless over the lifespan of the material, maintenance intervals are reduced hence this will help achieve a lower environmental impact. Natural materials are generally lower in embodied energy and toxicity than man-made materials. They require less processing and are less damaging to the environment. Natural timber(s) are theoretically renewable; therefore, once natural materials are incorporated into buildings, the buildings and the products use become sustainable.

8.10 The Fenlite range of aggregate blocks contains up to 80% alternative raw materials These are recycled from Hanson's and other companies' manufacturing processes. The use of these materials helps reduce the amount sent to landfill. All Hanson's block manufacturing sites are certified to ISO 14001 demonstrating responsible sourcing. In addition, void packs are available, eliminating the need for pallets and contributing towards meeting packaging waste regulations.

8.11 The manufacturing of Hanson's Thermalite® range and services are designed to promote sustainability, before and after the product leaves the factory.

To be environmentally sustainable, a product needs to be manufactured and used in such a manner as to minimise its impact on the environment. This is a key issue confronting the construction industry and commands construction solutions that minimise the consumption and use of natural resources. Hanson recognises the impact that can have on the environment, so manage all activities to maximise the contribution towards the protection of the environment and the preservation of natural resources.

Reduction, re-use, and recycling

The Thermalite range of aircrete blocks are made from up to 80% recycled materials. Reduction, re-use and recycling are the only really green solutions to the environmental impact of waste. Wherever possible, recycled materials are used in the manufacture of Hanson's products, thereby reducing the use of primary aggregates.

Pulverised fuel ash

Up to 80% of the material used in Hanson's Thermalite blocks is pulverised fuel ash (PFA). This is a by-product from coal burning power stations, which is both stable and environmentally friendly.

Waste minimisation

Hanson's claim that a strict waste minimisation scheme is operated during manufacture. All waste is either crushed or recycled into the next mix, and used in other concrete products or as an aggregate bulk fill replacement used in road construction.

8.13 Timber used in the construction will be sourced from managed forests. The Forest Stewardship Council has grown to be the definitive international guarantor of managed and protected forests. Specifications requiring FSC certification are rapidly becoming the norm.

8.14 The heating may be designed around an Air Source system or material gas combined with under floor heating. Air source heat pump extract heat from the outside air in the same way that a fridge extracts heat from its inside. The pump can extract heat from the air even when the outside temperature is as low as minus 15° C. Heat pumps do have some impact on the environment as they need electricity to run, but the heat they extract from the ground, air, or water is constantly being renewed naturally. Unlike gas or oil boilers, heat pumps deliver heat at lower temperatures over much longer periods. This means that during the winter they may need to be left on 24/7 to heat the building efficiently.

9.00 COMMUNITY SAFETY

9.01 Although it is the job of the police to fight crime, we can all help to bring crime down. Most crime is against property, not people, and not many crimes are carefully planned. Most crimes are committed on the spur of the moment. Possessions left in a car, a door or window to a house left open, however you can reduce the risk by securing your home and car adequately. This will also assist the police, by giving them more time to tackle serious crime.

9.02 The windows will be secured by designed which is a police initiative to encourage the building industry to incorporate crime prevention measures in their design. The security features such as doors and windows as well as the layout help discourage opportunists before they have a chance to course damage.

9.03 Natural surveillance is an important mechanism in preventing crime and Criminals feel least comfortable where legitimate users of a space or building have a high degree of visibility over the area. Natural surveillance occurs when there are few obstacles obstructing visibility, e.g. areas of concealment do not exist, and adequate "but not obtrusive" lighting has been included in the design. The application site will be enclosed by boundary fencing and hedging however the frontage will be open which allows natural surveillance. Therefore, reducing the likelihood of Criminal activity.

10.00 CHARACTER

10.01 The main walls will be in a combination of brick and render; and the roof will be in blue slate matching other dwelling in and around the area.

10.02 The Character of the building will not detract from the area as the existing buildings which are wholly domestic.

11.00 MOVEMENT TO, FROM AND WITHIN THE DEVELOPMENT

11.01 The site lies inside a settlement boundary. Public Transport would not be limited due to the location. The town of Prestatyn is a short travel distance by, private vehicle or public transport. A bus stop is a short distance from the proposal. Movement about the site is gained at the frontage and parking spaces are located with ease of access at the front of the site. The proposal will allow passage to both sides of the site which will be level and provide simple travel by wheelchair should this at any time be necessary.

11.02 The rear of the site will have level access from the rear of the property. Access within the building will be gained via the front main entrance doors. The layout provides unobstructed use of the building whereas doors will be 838mm allowing a clear opening for wheelchairs.

12.00 PLANNING POLICIES

12.03 The proposal would meet the requirements of the Ministerial Interim Planning Policy Statement (MIPPS) 01/2008 on Good Design (para 2.9.5).

12.04 Policies require that where developments that exceed the settlement growth threshold within the LDP monitoring period, planning permission will only be granted if the proposed scheme is justified on the grounds of housing need. A scheme could also be justified based on other considerations such as the re-use of brownfield land or regeneration benefits. It is advised that prior to the submission of any proposals for development