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Design and Access Statement



Proposal: Outline planning application for the erection of one dwelling, with matters relating to appearance, landscaping, layout and scale reserved for subsequent approval, as applicable.

1. Brief

This Design and Access Statement has been prepared in support of an outline planning application for the erection of **one new dwelling on land associated with 59 Jeffreys Road, Wrexham, LL12 7PD**.

The purpose of the application is to establish the principle of residential development on the site. The proposal is intended to make efficient and appropriate use of land within the established residential area, whilst respecting the character and appearance of the surrounding neighbourhood and the amenities of neighbouring properties.

The site is associated with the existing residential property at 59 Jeffreys Road and is located within an established built-up area. The proposed dwelling would therefore form part of the existing residential environment rather than introducing an isolated form of development into an undeveloped rural location.

The design approach has been informed by the site's relationship with the existing dwelling, neighbouring properties, Jeffreys Road, surrounding gardens, established vegetation and the wider residential character of the area.

At the outline stage, the proposal seeks to establish the principle of one dwelling while allowing the detailed form and appearance of the building to be refined through the reserved matters process.

2. Access and Movement to and from the Site

The site benefits from its relationship with the existing highway network and the established residential development along Jeffreys Road.

Vehicular access to the proposed dwelling will be provided from the existing highway network, subject to the detailed access arrangements being agreed with the Highway Authority.

The access will be designed to provide safe and convenient movement between the public highway and the proposed dwelling. Appropriate visibility, access geometry, parking and turning arrangements will be considered at the detailed design stage and will have regard to the requirements of Wrexham County Borough Council.

The development is limited to a single dwelling and is therefore expected to generate only a modest level of additional vehicular movement. The proposal would not result in a significant increase in traffic or place an unacceptable burden upon the surrounding highway network.

Provision will be made within the site for appropriate off-street parking and, where required, turning facilities so that vehicles can enter and leave the site safely without causing obstruction to the public highway.

The proposal will also have regard to inclusive access principles. The detailed design will seek to ensure that the principal entrance and routes around the site can be used safely and conveniently by occupants and visitors, including people with reduced mobility.

The scale of the proposal, being limited to one dwelling, means that the development is not expected to generate significant additional pedestrian, cycle or vehicular movements.

3. Character

The proposed dwelling will be designed to respond positively to the established character of Jeffreys Road and its surroundings.

The existing area is predominantly residential in character, with established dwellings, private gardens, boundary treatments, hardstanding, landscaping and associated domestic features forming the prevailing townscape.

The proposal will seek to reinforce rather than detract from this established residential character.

The development will be of a scale appropriate to its surroundings and will avoid creating an overly dominant or visually intrusive form of development.

The detailed layout will seek to maintain appropriate separation between the proposed dwelling and neighbouring properties, thereby helping to protect existing levels of privacy, outlook and residential amenity.

Existing vegetation and boundary features will be retained wherever reasonably practicable and appropriate new planting will be incorporated where necessary to soften the development and integrate the dwelling into its surroundings.

The proposal is consistent with the principles of good design promoted by Planning Policy Wales, which requires development to respond to its context and be well integrated into the existing built environment.

4. Appearance

As this is an outline application, the precise appearance and architectural detailing of the proposed dwelling will be considered at the reserved matters stage, where applicable.

Nevertheless, the development will be subject to a clear set of design principles to ensure that the eventual dwelling is appropriate to its location.

The dwelling will be designed to reflect the scale, proportions and general domestic character of surrounding properties without necessarily seeking to replicate existing buildings.

The use of high-quality and durable materials will be encouraged, with the final palette informed by the materials commonly found within the immediate surroundings.

The building should have a clear and legible entrance and an appropriate relationship with the public realm.



Proposed Site Layout

The detailed architectural treatment should avoid unnecessary visual clutter and should ensure that ancillary elements such as bins, parking, boundary treatments and external equipment are properly integrated into the overall design.

The eventual dwelling will seek to achieve a balanced composition and a high standard of residential design, whilst remaining compatible with the established character of Jeffreys Road.

5. Environmental Sustainability

Sustainability will be an integral consideration in the design and delivery of the proposed dwelling.

Although the application is for a single dwelling, opportunities will be taken to reduce the environmental impact of the development and to provide a comfortable and energy-efficient home.

The layout and orientation of the dwelling will be considered to maximise opportunities for natural daylight and passive solar gain whilst avoiding excessive overheating.

The development will also have regard to the need to protect and enhance biodiversity. Existing trees, hedges and other vegetation of value will be assessed as part of the detailed design process and retained where practicable.

Opportunities for biodiversity enhancement may include additional native planting, habitat features and appropriate garden design.

The proposal will incorporate green infrastructure principles proportionate to the scale of the development. Planning Policy Wales emphasises the importance of considering biodiversity, landscape, water, movement and other environmental factors as part of the site and context appraisal.

The development will also comply with the relevant Building Regulations and applicable Welsh Government requirements relating to energy efficiency and sustainable construction.

Overall, the proposal provides an opportunity to create a modern, efficient and sustainable dwelling whilst making effective use of an existing residential location.

6. Community Safety

According to Poilce.uk website 5 crimes were reported in the area for the Month of August 2026. There is very little reason to believe the addition of a dwelling would see an increase in these crime figures.

The introduction of a new dwelling would significantly improve the natural surveillance from the area increasing this by 100% from this site given we are adding a dwelling to an existing residential plot.

The proposed dwelling will provide a clear distinction between public, semi-private and private areas. The principal entrance will be clearly identifiable and will have an appropriate relationship with the access and surrounding public realm.

Windows and other openings will be positioned to provide an appropriate level of natural surveillance over areas such as the entrance, driveway and garden, while respecting the privacy of neighbouring properties.

External areas will be appropriately lit where necessary, with lighting designed to avoid unnecessary light spill and disturbance to neighbours or wildlife. The design will seek to avoid hidden or poorly overlooked spaces and will ensure that pedestrian routes and entrances are clearly legible.

The development of one dwelling is considered to be compatible with the existing residential nature of the area and is not expected to generate any particular community safety concerns.

7. Local and National Policy

The proposed development has been prepared having regards to the policies of the adopted Wrexham Unitary Development Plan (UDP) together with guidance contained in Planning Policy Wales.

The application site lies within the settlement of Wrexham, where the principle of residential development is supported, subject to compliance with the relevant development management

policies. The proposal represents the redevelopment of previously developed land for modest residential scheme comprising one detached dwelling

The proposal has been designed to accord with Policy GDP1-General Development Principles, which requires development to respect the character and appearance of the surrounding area, safeguard the amenities of neighbouring occupiers, provide satisfactory access and parking arrangements, and ensure that environmental considerations are appropriately addressed.

Parking for the proposed dwellings has been designed to satisfy the objectives set out in LPG note 16. The proposal also seeks to promote sustainable development through the efficient reuse of previously developed land and the incorporation of landscaping, biodiversity enhancements and sustainable drainage measures where appropriate.

Overall, it is considered that the proposal complies with the relevant policies of the Wrexham UDP and will provide a well-designed, sustainable form of residential, sustainable form of residential development that integrates successful with the surrounding area.

8. Conclusion

The proposal seeks outline planning permission for the erection of **one new dwelling on land associated with 59 Jeffreys Road, Wrexham, LL12 7PD**.

The development represents a modest addition to an established residential area and has been conceived to respond positively to the site's surroundings.

The proposal will provide an appropriately located new home while seeking to protect the character of the area and the residential amenity of neighbouring properties.

The key principles underpinning the proposal are:

- appropriate residential development within an established settlement;
- a scale and form compatible with the surrounding area;
- safe and convenient vehicular and pedestrian access;
- appropriate provision for parking and servicing;
- protection of neighbouring residential amenity;
- retention and enhancement of landscape features where practicable;
- incorporation of sustainable design and construction principles;
- biodiversity enhancement;
- consideration of community safety and designing-out-crime principles; and
- provision for the detailed design to be appropriately controlled through the reserved matters process.

The proposal is considered capable of providing a high-quality and sustainable addition to the local housing stock without causing unacceptable harm to the character, appearance, amenity or highway conditions of the surrounding area.

The design principles set out within this statement provide an appropriate framework for the subsequent detailed design of the dwelling and demonstrate that the proposal can be successfully integrated into its surroundings.

Document prepared by
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