DESIGN + ACCESS STATEMENT

Horsley Lodge
Hoseley Lane
Marford
Wrexham
LL12 8YD

Planning Application for an extension and renovation of an existing house including basement extension, ground floor extension and loft conversion.



May 2024

INTRODUCTION + BACKGROUND

Horsley Lodge occupies a broadly triangular plot on sloping land on the eastern edge of the village of Marford, at the junction of Cox Lane and Hoseley Lane. It comprises a single storey brick cottage under a clay tile roof with a two storey projecting gable to the rear. It stands at the entrance to the former drive to Horsley Hall, a substantial late-Victorian house set in an extensive estate, demolished in the 1960's.

The lodge appears to date from the Edwardian period, and is likely to have been used as the gatehouse to Horsley Hall. It is not listed, but it has been recorded on Coflein as being associated with Horsley Hall park and gardens.

The lodge was the applicant's family home; their parents lived in the house since the 1950's and the applicant grew up there. In recent years it has been let out to tenants, and whilst it has been reasonably well maintained, there are a number of overdue repairs and upgrades required including roof repairs, plumbing and thermal improvements to the building envelope, windows doors and central heating.

It is a three bedroomed house, with two bedrooms on the ground floor and one upstairs. The ground floor layout is currently quite impractical, with the front door and garage located at opposite ends of the house. The kitchen and living spaces are also disconnected, with bedrooms and a long narrow corridor in between. The bedroom upstairs is cramped and poorly insulated, and is not well orientated to the expansive views to the east.

PRE-APPLICATION ADVICE

A sketch design for the scheme was submitted for Pre-Application Advice in October 2023 (ENQ/2023/0194), which received broadly positive feedback from the Planning Officer Amy Britain, and from CADW. The scheme was also submitted to Wrexham's Highway's dept (Ref. ET/DC/PPENQ-2023-0194)

Their letters included requests for a number of items to be addressed in a formal planning application:

1. It was requested that work should be undertaken to consider fully any impact (positive, neutral or negative) on the Registered Park and Garden,included in a detailed Heritage Impact Assessment. I can confirm that this information has been included in the Planning Application; please refer to the Heritage Impact Assessment prepared by Rachael Parry MRICS, IHBC.

2. The landscaping of the scheme was identified as being crucial to the successful integration of the extended house into the wider park and garden. As shown on the site plan, it is intended to keep the link between the house and private garden and the wider site permeable and open with a traditional post and rail timber fence, and some discreet native hedge planting to the east and west of the boundary.

3. The choice of appropriate materials was also considered to be important, and further details of the material choices were requested. These are shown on the proposed elevations, and described in more detail below.

4. The application must demonstrate that the proposal will achieve Biodiversity Net Benefit. This is described in the Ecological Impact Assessment report prepared by Susan Worsfold Bsc (Hons) ACIEEM.

5. Comment from the Local Highways Authority was that if an alternative access is proposed off Cox Lane to a suitable deign / standard, then the LHA recommend that the site existing access is closed up. The proposed access has now been moved to Hoseley Lane, and it proposed to keep the existing access open in order to preserve the historic entrance and improve circulation. This is explained in more depth in the detailed transport technical note is included within the application prepared by Axis (3659-01-HTN01b)

PROPOSED ALTERATIONS

The client wishes to improve the internal layout, carry out repairs and upgrades and extend the house, to create a modern, spacious and energy efficient family home. The front entrance will be moved to the centre of the house and interior will be re-planned to better orientate the living spaces to the garden, whilst at the same time ensuring that the additions and alterations are handled sensitively and to a very high design standard, appropriate to the historic character of the house and respectful of the context of the historic Park and Gardens in which it is located.

The house has already been extended in the latter part of the 20th century, this has been completed in a style sympathetic to the original Edwardian detailing, including a tiled roof and chimney stack that has been well matched to the original.

The new design maintains the scale and respects the traditional appearance of the house, especially on the south-west ‘front’ elevation facing Hoseley Lane, incorporating a new timbered gable and bay window at the extended southern corner of the house. This would create a more symmetrically balanced elevation, and the new gable will be detailed as a contemporary interpretation of the original Edwardian gable at the northern corner of the house.

The garden-facing elevation on the eastern side of the house already has a mix of modern aluminium framed sliding doors and traditional casement windows. The fenestration on this elevation will be removed and replaced with high-quality modern glazing. This will harmonise the design of the elevation and allow the interior to benefit from the impressive views and improved natural daylighting. Dormer windows for the new bedrooms on the first floor will maintain the traditional form and roofline of the existing house.

Due to the sloping site, a basement storey can be accessed via a new driveway and will contain the garage and further living space including a home office. The basement extension will increase the internal floor area whilst keeping the extension integrated into the landscape, reducing the visible bulk of the increased floor area and ensuring it is out of sight of the neighbouring properties.

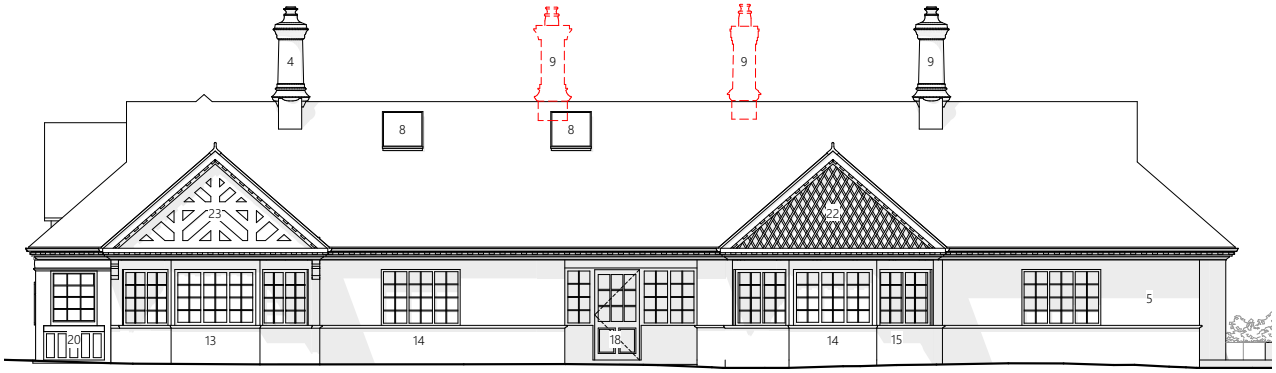
The existing house has a footprint of 177 sqm plus a 28 sqm garage and 16 sqm summer house. This totals 221 sqm, with an internal floor area of 223 sqm , on a site of 1384 sqm.

The ground floor footprint of the extended house would be approximately 274 sqm; a net increase of 53 sqm , approximately 25%.

The new internal floor area will be 534 sqm (GEA) . This comprises a new basement garage and home office of 154 sqm , ground floor 238 sqm and first floor loft conversion 142 sqm. Although this is a significant increase to the internal floor area, as shown on the plans the majority of this increase in floor area is contained within the basement and the loft conversion, in order to keep the ground floor visible extension to a minimum. The site area will be increased to 2130 sqm, to provide a more generous garden space for the enlarged property.

MATERIALITY

The new extension will be built to respect the existing tones and colour palette of the existing Edwardian house, with some contemporary detailing and larger areas of glazing. The front (West) elevation will maintain a traditional materials and detailing with fenestration, brickwork, mortar and detailing including the dental courses and eaves to match the existing.





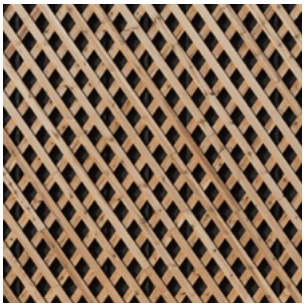
Reclaimed clay bricks and lime mortar to match existing, with horizontal moulding detail retained.



Reclaimed clay roof tiles to match existing, with new and existing tiles to be removed and mixed before re-tiling.

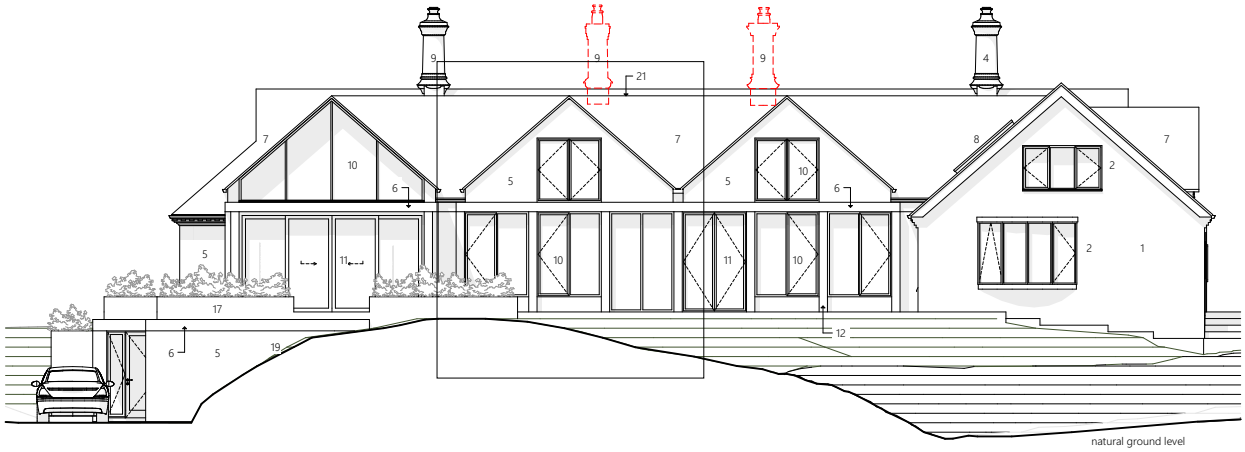


High-performance double-glazed windows, with traditional casement detailing to match existing.



Dark-stained timber lattice cladding to gable as a contemporary interpretation of the original faux-timber gable

The garden (East) elevation will have a more contemporary feel, whilst maintaining the same material palette.



East Elevation - Proposed





Clay bricks and lime mortar to match existing



Reclaimed clay bricks and lime mortar to match existing



High performance aluminium-framed double glazing

ACCESS

The existing vehicle entrance has multiple roads converging on the junction between Hoseley Lane and Cox Lane, with reduced visibility splays as you exit the property, particularly looking to the south. A new exit route is proposed onto Hoseley Lane. This will create a safer exit point from the site and reduce the impingement of traffic flow caused by vehicles exiting site via the current access. The new access point would also effectively allow a one-way circulation through the site and therefore reduce the need for hard landscaping works that would otherwise be required to create the necessary internal turning space.

A number of locations for the new driveway has been investigated and it is considered that the proposed prosition is the optimal location. Despite this encroaching on the RPA of the retained trees, site and ground conditions are such that the driveway can be installed without any long term adverse impacts to the retained trees, provided adequate controls and that the driveway is constructed on a 'no dig' basis. This is described in more detail in the enclosed Arboricultural Impact Assessment P.1959.24 prepared by Ascerta.

More information is also included in the detailed Highways Technical Report prepared by Axis, (3659-01-HTN01b) included within the application documents.

SUSTAINABILITY

The project will be holistically designed with sustainability at the forefront. To minimise the operational energy consumption a 'fabric first' approach will be employed; The building envelope will be highly insulated and carefully detailed to maximise airtightness and minimise heat gains and losses through the seasons. Large windows to the east and south elevations will maximise natural daylighting. A new plumbing and electrical installation will include a high-performance renewable heating system. Heat pumps will be installed in conjunction with low-temperature highly efficient underfloor heating and mechanical heat recovery. Solar photovoltaic panels have been considered but discounted due to the visible impact on the roof scape.

LANDSCAPE, ECOLOGY AND TREES

The garden will be extended and replanted with a species-rich mix of wildflowers, and other flowering trees and shrubs to maximise the benefit to wildlife. New native trees and hedgerows will be planted to the south-west and east of the site, to mitigate for the loss of hedgerows and existing tree on Hoseley Lane.

Please refer in conjunction with Ascerta's Arboricultural Impact Assessment P.1959.24 which includes a planting plan is shown on drawing P.1959.24.03.

Refer also to the Ecological Impact Assessment report prepared by Susan Worsfold Bsc (Hons) ACIEEM. This report also includes detailed bat emergence surveys.

DRAINAGE / PHOSPHOROUS

The site sits within the buffer zone of the River Dee and Bala Lake Special Area of Conservation (SAC). The house already has an existing private septic tank, and this would need to be replaced with a modern system built to the relevant British Standard (BS 6297:2007 + A1:2008). The daily discharge will be less than 2 cubic metres, and the drainage field far exceeds the min. Distance required of 40m from any surface water feature, and 50m from the SAC boundary.

PLANNING HISTORY

We were unable to find records of any recent planning history for the site, although the client recently submitted a pre-app on 22nd August 2022 re. ENQ/2022/0267 for mixed use development on the adjacent land owned by them, including holiday lodges and a new build house with new vehicle access.

As mentioned above, a sketch design for the scheme was submitted for Pre-Application Advice in October 2023 (ENQ/2023/0194) which received broadly supportive feedback. The design has evolved but the proposal now being submitted is very similar to the original sketch scheme. The most major change is moving the proposed new access to Hoseley Lane rather than Cox Lane as previously proposed.