August 2024

Job ref. 2024/325

## Proposed demolition of existing building and replacement with 3 no. dwellings at Church of Christ The King, Holt Road, The Green, Rossett, Wrexham, LL12 0DS

# Design & Access Statement

Planning Application submission

Rev A – 9th August 2024 DRAFT ONLY

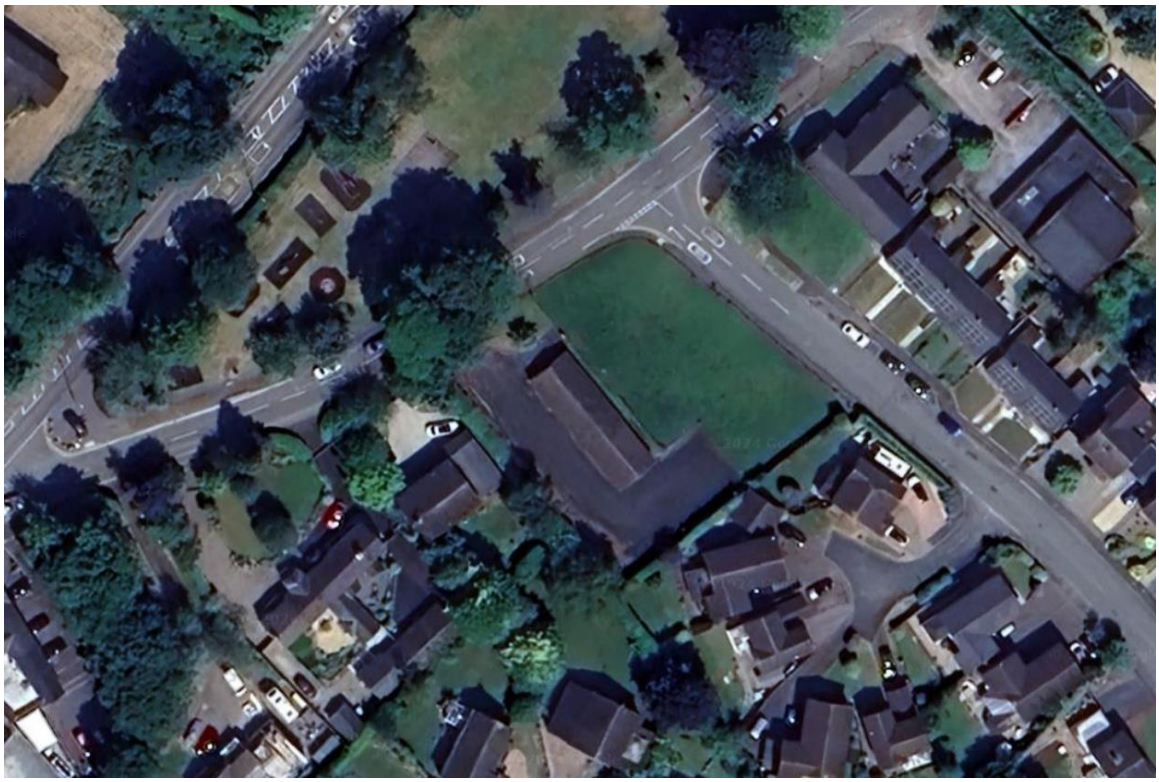


Image 1 – Google aerial view of application site

**Apex Architecture and Design Ltd**
56B High Street, Tarporley, Cheshire, CW6 0AG

T 07966 099148 E martin@apexad.co.uk Company No. 11092819 www.apexad.co.uk

## 1.0 Introduction

This statement is submitted in support of a Planning application submission for the demolition of an existing redundant church building and the erection of 3 no. detached dwellings with associated access and landscaping at Church of Christ The King, Holt Road, The Green, Rossett, Wrexham, LL12 0DS.

The following information outlines the background context to the existing site, the planning history and the design proposals. A pre-application submission has established support in principle for the residential development on the site.

Alongside this statement, please refer to accompanying drawings as follows:

- 325/ 01A - Site location plan 1:1250 & site block plan as existing 1:500
- 325/ 02A - Site plan as proposed topographic survey base 1:200
- 325/ 05A - Site block plan as proposed 1:500
- 325/ 21A – Plots 1, 2 & 3 - Plans & elevations as proposed 1:100
- 325/ 25A – Street elevations (1) as existing & as proposed 1:100
- 325/ 26A – Street elevations (2) as existing & as proposed 1:100
- 325/ 27A – Site section as existing & as proposed 1:100
- Topographical Survey, B0633_4749_01, Cheshire Surveys, May 2024
- Preliminary Ecological Assessment incl. Prelim. Roost Assessment, Arbtech, June 2024



Image 2 – Google aerial view of application site off Holt Road

## 2.0 Site location, access, context & existing site arrangement

### 2.1 Site location, access and context

The site is located on the junction of Holt Road and Harwood's Lane on the southern side of The Green in Rossett village centre, adjoining but not within the Rossett Conservation Area boundary.

The site is currently accessed off Holt Road via a gated access and private driveway in the north-west corner of the site leading into a large tarmac hardstanding area to the west and south of the redundant church building (refer to images 4, 5, 6 & 7).

The surrounding context of the site is residential with a mix of detached houses to the south and west with flats and bungalows to the east as can be seen from the enclosed images. (Refer to images 1, 2+3).

For wider context to the site, Rossett Hall Hotel is situated across The Green on Chester Road to the north-west, Co-op shop, Golden Lion P.H. and other local services are within 100-150m walking distance (refer to images 14-23 for wider context).




Image 3 – Google aerial view of application site in context of Rossett village



Image 4 – Existing site viewed from corner of Holt Road & Harwood's Lane


Image 5 – Existing site viewed from corner of Holt Road & Harwood's Lane



Image 6 – Existing site access off Holt Road



Image 7 – Existing site access off Holt Road



Image 8 – View looking east from site towards mixed residential properties on Harwood's Lane



Image 9 – View looking south-east from site towards residential properties on Park Court



Image 10 – View looking south-west from site towards detached property, Gainsborough, on Holt Road.



Image 11 – View looking south from site towards planting along boundary with Gainsborough.



Image 12 – View looking south-east from site towards detached properties in Park Court.

**2.2 Existing site arrangement & assessment**

The application site is a brownfield piece of land measuring approx. 2.1 hectares situated in a village location adjoining but not within the Rossett Conservation Area. The site stands on a prominent corner location at the junction of Holt Road and Harwood's Lane, opposite The Green.

The site currently contains a redundant single storey church building in the centre of the site, 21 x 7m approx., with large tarmac hardstanding car park to the west and south.

The existing building is of very low architectural merit with concrete panels, upvc windows and tiled roof. Together with the large area of car park hardstanding this creates an overall poor visual impact on the area.

To the south-west of the site is a detached two-storey dwelling, 'Gainsborough', dating from later 20th century. Secondary windows from a later garage conversion face the site at ground floor level only.

To the south-east of the site are detached two-storey dwellings in Park Court which adjoin at varying angles within their cul-de-sac arrangement.

To the north-east of the site are two-storey flats on the opposite side of Harwood's Lane, stepping down to bungalows further along.



Image 13 – The Green – public open space with play area directly opposite the site



Image 14 – Two-and-half storey dwelling near to site on Holt Road opposite The Green



Image 15 – Mixed character properties on Holt Road



Image 16 – Rossett Hall Hotel, 3 storeys high on north side of The Green



Image 17 – Local shop facilities within 100m of the site to the west along Holt Road



Image 18 – Local public house and landmark building The Golden Lion within 150m of the site to the west



Image 19 – Conservation Area character buildings on Halkyn Terrace within 250m of the site to the west



Image 20 – Conservation Area character buildings on Halkyn Terrace within 250m of the site



Image 21 – Conservation Area character buildings on Halkyn Terrace / Station Rd within 400m of the site



Image 22 – Conservation Area character buildings on Halkyn Terrace / Station Rd within 400m of the site



Image 23 – Conservation Area character buildings on Halkyn Terrace within 300m of the site to the west

## 3.0 Planning History & Pre-application discussions

### 3.1 Planning history

The site has no recent planning history records of relevance.

### 3.2 Pre-application discussions

A pre-application submission was made with Wrexham B.C. in May 2024 (ref. ENQ/2024/0069). Feedback was positive in support of residential development on the site.

### 3.3 Planning Policy Assessment

Refer to separate planning consultant's statement if required.

## 4.0 Design Proposals

### 4.1 Site layout & dwelling design:

- The applicant wishes to apply for planning approval to build 3 no. detached family dwellings. The site offers an opportunity to create a high-quality residential development that can sit comfortably in its surroundings without detrimentally impacting on adjoining neighbours and make a positive contribution to the wider adjoining Conservation Area setting.

- The existing site access point is retained with an inner tarmac driveway to lead into the individual separate driveways to the three plots.

- In site layout terms, the proposed houses are positioned to respond to existing building lines on this corner plot and face north-westwards towards The Green.

- Separation distances to neighboring properties are designed in accordance with local planning policy guidance note no.21 with minimum 22m between opposing windows on two-storey opposing dwellings.

- The same base house type has been developed to provide a good level of family living accommodation split over two and half storeys. The roof space accommodation is designed to make efficient use of the building envelope to provide flexible accommodation for the demands of a modern family - home working spaces, play or bedroom spaces.

- The loft space rooms have Velux roof lights only to provide daylight and ventilation. Particular attention has been made in the design of the loft space rooms to position most of the roof lights on the front elevation with only a landing roof light at higher level to light the stair well – all to respect the separation distances with adjacent house with no overlooking issues.

### 4.2 Materials:

- A simple mix of materials is proposed with:
    - Red facing brick walls
    - Feature half-timbered gable
    - Splayed bay windows
    - UPVC framed windows
    - Plain tile roof finish

## 4.3 Dwelling accommodation:

**Ground floor level:**

- The entrance hall gives access to a living room to the front of the house, open plan kitchen / dining / family room to the rear, with utility room accessed off the kitchen and cloaks off the hallway. A generous integral garage width provides space for a car and/or general storage.

**First floor level:**

- The main bedroom / ensuite sits on the front of the house with dressing area. Three further double bedrooms, one ensuite and a family bathroom complete the first floor.

**Second floor loft-space level:**

- A multi-purpose loft room is provided to offer flexible use as a 5th bedroom, home office or games room with a separate shower room.

## 4.4 Scale & Massing

- The proposed dwellings are two and half storey in accommodation terms but with eaves levels similar to standard two-storey houses to only make efficient use of loft space. The single storey garage forward projections and splayed bay window to the living rooms helps to break up the massing of the front elevation.

- There are local examples of two and half storey properties and the site's location on an open corner facing The Green presents an opportunity for this style of property to sit comfortably with no adverse impact on neighbouring amenity.

## 4.5 Access & Parking

- The existing access to the site will be utilised in a similar form with no highways alterations required. The access point is off a road with a 20mph speed limit and restricted one-way direction of traffic to make access / egress simple. No objections were raised by Highways under the pre- application consultations.

- There is ample parking provided within the site on private driveways.

- Level access will be provided to gain access to the dwelling in accordance with Part M Building Regulations requirements.

- Site levels are reasonably flat which allow good access for all occupants and visitors.

**4.6 Sustainability**

- The applicant has ambitious targets to make a highly thermally efficient dwelling with renewable energy systems. Key specification targets as follows:

- Air source heat pump providing hot water and heating provision via underfloor heating.
- Solar power contribution for electrical requirements.
- Electric car charging points
- External walls, floors and roof insulation to exceed minimum Building Regulations standards.
- High-performance double-glazed windows to exceed minimum Building Regulations standards and offer plenty of natural daylight and natural ventilation.

**4.7 Trees**

- The site has a few established trees on adjacent land but no tree root protection areas are considered to be affected by the proposed development.

**4.8 Ecology**

- A Preliminary Ecological Assessment including Preliminary Bat Roost Assessment has been undertaken by Arbtech and their report findings accompany this application (report dated 13th June 2024). Further bat emergence survey work which was recommended in the report is currently in progress and additional report findings will accompany the application when available.

**4.9 Amenity**

- The site of the proposed dwelling is partly screened from surrounding dwellings by trees, hedgerow and planting which border the boundaries.
- A comprehensive landscape design and planting plan accompanying the application helps to reinforce this to limit any detrimental impact on adjoining residents' amenity.
- Each dwelling is designed to have a rear garden length of 16-18m and total area ranging 220 – 370m2 per plot.

## 5.0 Conclusion

- The existing site is in an extremely untidy state and no viable use has been found for the redundant building. The site does have good existing access provision and would clearly benefit from a redevelopment for residential purposes to integrate with the context of adjacent residential properties.

- Planning Policy supports the principle of redeveloping this previously developed site as supported by pre-application feedback.

- The enclosed design proposals present a high-quality residential design which responds to its context and respects neighbouring properties amenity, views and setting. By virtue of the layout and landscaping design, the design responds to the site context and will improve upon the current site appearance to make a positive contribution to the adjoining Conservation Area setting.

- We therefore request that the council support the proposals for an approval in due course.