



Architecture & Design Studio

Job Ref: RSE451-DA01 – Rev P1

Date: November 2024

DESIGN AND ACCESS STATEMENT

FOR

MR & MRS ROBERTS,

PROPOSED ANNEXE IN REAR GARDEN

AT

63 HARWOODS LANE

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1.0 EXISTING SITE AND CONTEXT

- 1.1 63 Harwoods Lane is located in Rossett, to the south-east of the village centre. The plot is highlighted on the google maps extract below.



- 1.2 The existing plot boundary is highlighted in red on the Ordnance Survey Map below. (See accompanying drawing 451-001 – Site Plan as Existing)



- 1.3 The plot boundary is shown in red on the Google Earth extract below, with a large, well-maintained paddock and a series of outbuildings to the rear of the house. The blue boundary highlights the paddock which is also in the ownership of the applicant.



- 1.4 The existing outbuildings cover a footprint of 104 sq m. They're located on the west boundary and run from the centre to the rear of the plot.



1.5 The photographs below show the existing outbuildings on the left and the existing paddock on the right. The plot is surrounded by mature hedgerows.



1.6 The photograph below shows the existing house from Harwoods Lane. The house has a Welsh slate roof with red clay ridge tiles.

1.7 The walls are all facing brick with white casement windows and doors.



1.8 The extensive plot has space for a large number of vehicles and has a substantial hardstanding area.

2.0 THE DESIGN PROCESS

- 2.1 The applicant is seeking permission for a self-contained, ancillary to the main dwelling.
- 2.2 The annexe will be used to accommodate an elderly relative and serve as single person occupancy.
- 2.3 The applicant does not seek permission to introduce a separate dwelling.
- 2.4 The existing outbuildings are to be removed and replaced with the proposed annexe with an overall footprint reduction of 28 sq m.
- 2.5 The proposed annexe falls within permitted development rights as outlined below:
- The annexe sits behind the rear elevation of the house.
 - The annexe covers less than 50% of the land around the original house.
 - The annexe is 2m from the site boundary. The eaves are under 2.5m and the roof ridge is under 4m
- 2.6 There is to be no separation of the plot with fencing from the main house.
- 2.7 The roof area of the proposed annexe is smaller than that of the existing outbuildings, reducing the amount of surface water collected.
- 2.8 The proposed foul would be connected to the main sewer in Harwoods Lane (to match main house).
- 2.9 The annexe has been designed to maintain the appearance of a small outbuilding to ensure it sits harmoniously on the plot.
- 2.10 All the facing materials and features will match the main house. The facing brick will match the main house, The duopitch roof will be covered with Welsh slate and red clay ridge tiles. The white casement window and white doors will also match the main house.

2.11 The image below shows an eye level perspective of the blank gable facing the main house. The building will be inkeeping with the main dwelling and maintain the appearance of an outbuilding with modest size openings.



3.0 AMOUNT

3.1 Existing outbuildings to be removed = 104 sqm

Proposed annexe = 76 sq m

Overall reduction in footprint = 28 sq m

Existing hard standing to be replaced with lawn and soft landscaping = 207 sq m.

4.0 USE

4.1 The proposed annexe will provide living accommodation over a single level for the use of an elderly relative.

5.0 LAYOUT

5.1 The layout of the proposed annexe has been carefully considered to ensure a high standard of design that suits the needs of the proposed occupant

6.0 SCALE

6.1 The scale of the annexe is in-keeping with the plot size.

7.0 APPEARANCE

7.1 The building will be in-keeping with the main dwelling and maintain the appearance of an outbuilding. The facing materials will match that of the main house.

8.0 ENVIRONMENTAL CONSIDERATIONS

8.1 The proposed dwellings would be thermally efficient using the latest low u-value construction materials.

8.2 Photovoltaic panels would be installed on the south-facing side of the roofs and either a ground-source or air-source heat pump would be installed for each house.

9.0 ACCESS

9.1 Access to the property will remain unchanged and there is no separation of the plot proposed. A rear garden for the main house would be created with the removal of the outbuildings, offering improved amenity space.