



Design and Access Statement

For the erection of an oak orangery

At

School House

Bettisfield

Shropshire

SY13 2LD

On behalf of

Mr and Mrs Cooper

David Salisbury is an award-winning designer and manufacturer of bespoke orangeries, conservatories, garden rooms and kitchen extensions. Built from the finest materials, our glazed extensions have helped to transform beautiful homes all around the country for over 40 years now, by ensuring we put quality and enjoyment first.

Having worked on in excess of 800 successful orangery and conservatory projects for a wide variety of Listed Buildings all around the country, since the beginning of the century alone, we consider ourselves market leading experts in gaining approval and working with these historically important properties.

We are delighted that the applicants, Mr and Mrs Cooper, have instructed David Salisbury to erect an oak orangery at School House, Bettisfield.

Oak orangeries or garden rooms can be designed to suit any style property, with the rustic charm and beauty of natural oak something to be admired whatever the context. Whether we design an oak orangery, oak garden room or mansard style roof, each of these oak framed extensions differ only in terms of roof structure but all share the same beautiful characteristics that can only be found with natural timber.

This Design and Access statement has been prepared as part of a Planning Application to construct an oak orangery at School House, Bettisfield.

The Site and Surroundings

Bettisfield

Bettisfield is a small village located approximately 28 miles south east of Wrexham.

It lies south of the Llangollen Canal on the border with Shropshire.

The village is predominantly residential in a rural location.

School House



School House is a two storey detached dwelling house, brick construction with a tiled roof.

The host dwelling lies on the eastern side of the highway and is located within approximately 8000 square metres of private domestic curtilage.

Bettisfield Village Hall lies to the west, the Shropshire Union Canal to the south with open fields to the north and east.

The boundaries to the property comprise mature trees and landscaping.

The property is not listed and does not fall within the boundaries a Conservation Area, an Area of Natural Beauty nor the Greenbelt. The host dwelling is not within the Flood Plain.

Planning History

No available history.

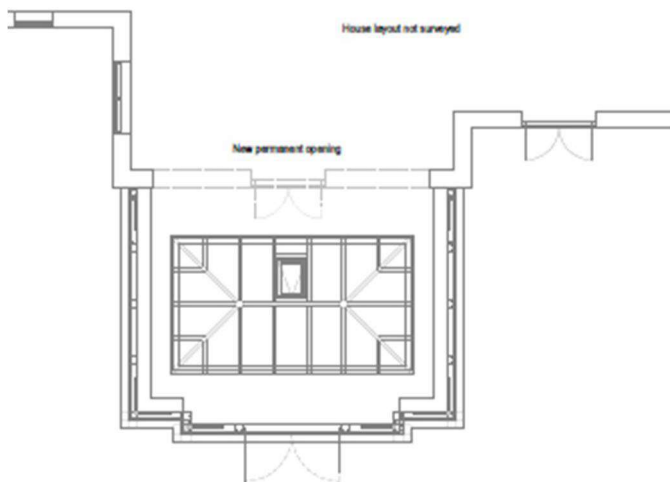
The Proposal



This is a view of the northern elevation of School House and the location of the proposed oak orangery.

The orangery will be located over the French doors shown above. The doors will be removed along with the brickwork to either side to form a permanent opening into the orangery.

The proposed works are demonstrated below.





The above is a 3D sketch (for illustrative purposes only) of the proposed orangery in-situ.

The proposed works will have a positive effect on the aesthetics of the property. High quality, thoughtful architecture will complement the host dwelling.

The materials will blend in with the existing property and the design detailing is in keeping with and in proportion to that of the host dwelling.

The proposed works do not adversely affect any important architectural or historic features of the property. Nor do they adversely affect the buildings setting. The extension is in scale with the host dwelling, being subservient to the main dwelling. The materials ensure that the proposals will blend naturally with the host dwelling.

The choice of materials complements the original dwelling; it does not harm or detract from the original structure of the building but will improve its appearance.

Materials

Existing

Walls – Brick

Roof –Tiled

Doors/Windows – Timber

Proposed

Wall/Base - Brick

Roof – Flat roof – single ply membrane – Sarnafil – incorporating a glazed lantern roof light.

Doors and Windows – Oak

Compatibility:

The proposed design has been chosen to ensure it is subordinate to the host elevation and not be to the detriment of the host property, the setting of the property or the area in which the property is situated.

The design materials are appropriate for this style of development.

Landscaping

No landscaping proposed

Access

No special access arrangements have been made. The proposal is confined to a domestic dwelling and therefore no provision has been made for any disabled or public access.

Impact on neighbouring properties

The proposed extension is located to the northern elevation of the property and will not impact on the amenities of the adjoining neighbours.

Wrexham Planning Policy

Policy SP12: Design Principles & Masterplanning Framework

All development will be required to be of a high quality, sustainable design which makes a positive contribution to the creation of locally distinctive places by complying with the masterplanning framework SPG and KSS schematics. Proposals must demonstrate how they have taken account of the local characteristics of surrounding areas and how innovative design solutions will enhance the quality of the built and natural environment.

Policy DM1: Development Management Considerations

Development proposals, where relevant, must:

- i. Accord with or enhance the character, local distinctiveness and appearance of the site, existing building(s) and surrounding landscape/ townscape in terms of their siting, layout, scale, height, design, density, use of materials and landscaping;*
- ii. Not have an unacceptable effect on the amenity of the occupiers of nearby properties/land; and provide a satisfactory standard of amenity for the occupiers/users of the development itself;*
- iii. Safeguard the environment from the adverse effects of pollution of water, land, noise, light or air, or land instability, arising from development;*
- iv. Take account of personal and community safety and security in their design and layout;*
- v. Prioritise walking, cycling and public transport use ahead of travel by car;*
- vi. Not give rise to highway safety, pedestrian safety or parking problems on site or in the locality;*
- vii. Contribute to low carbon communities through energy efficiency, be designed to minimise the use of non-renewable energy, water and the production of waste both during construction and when in use;*
- viii. Not increase the risk of flooding but make adequate provision for sustainably dealing with foul and surface water drainage and not result in an unacceptable impact upon the water environment;*
- ix. On sites which have previously been developed, new development proposals should make use of existing suitable building materials wherever possible for appropriate uses in order to re-use recyclable materials and reduce the amount of imported materials; and*
- x. Ensure that any risks arising from past coal mining, as indicated on the constraints map, can be adequately managed.**

**The Coal and Development (High Risk) areas identified on the Constraints Map have been defined on the basis of the best information available to the planning authority and are not necessarily exhaustive. Responsibilities for determining the extent and effects of instability,*

contamination and other risks remain that of the developer, who must ensure that land is suitable for the development proposed'.

The aim in making the proposed alteration is to conserve the house as a family home for the 21st Century.

The proposed orangery will:-

- be aesthetically pleasing;
- cause minimal harm;

We believe that the proposed orangery satisfies the requirements set out in the planning policies. The proposals will not detract from the host dwelling nor the surrounding area. They will enhance the property by virtue of good design and detailing and the sympathetic use of materials.

The proposed orangery will result in an improvement in the quality of the residential amenity for the applicant and will not impact negatively on the visual appearance of the site or residential amenity of neighbouring properties. The proposed extension is well proportioned in comparison with the host dwelling and sits comfortably within the site.

The application property is a family home; the character and setting of the property will not be harmed by the proposed works, only improved. The addition of the new structure would enhance the elevation of the property and help to ensure the preservation of the property in its present form as a family home.

The proposal is in keeping with the character of the building, the oak, lightweight glazed appearance being typical of a small scale residential extension. The materials used are chosen carefully to compliment the host dwelling and will therefore not appear visually intrusive in the landscape.

This relatively small one storey proposal with its oak and glazed appearance has been chosen in part, so as not to adversely affect the amenity of the occupants of any neighbouring property.

The proposal would not have any significant adverse effect on the fabric of the host dwelling and the wider area. The scale, size and sympathetic choice of materials as well as the high quality design ensure that the proposal would not be detrimental to the character of the host dwelling nor the surrounding area.

The design has been carefully considered to respect the existing building and its setting. It is perceived to be of minimal impact whilst providing significant improvements to meet client expectations.

We consider the proposed oak orangery has sufficient integrity to contribute to the amenity of School House without detracting away from the beauty and character or conflicting visually or technically to the existing property.

Conclusion

As the owners of this property Mr and Mrs Cooper are keen to make certain changes to enhance their enjoyment of this area. The applicants also want to ensure that when the work is completed, the finished project must be both high quality and allowing light into the existing area. Mr and Mrs Cooper are also keen to avoid having a structure that did not respect & reflect the current building design. It was also important to design a structure that would have the minimum impact upon their neighbours. In conclusion we feel that the brief has been fully met.