

BASE

Domestic:

DESIGN & ACCESS STATEMENT

PROJECT REFERENCE: BA4227

PROJECT NAME: 40 Sandringham Road

PROJECT DESCRIPTION: Proposed side & rear extension with internal reconfiguration and replacement windows and doors

PROJECT LOCATION: 40 Sandringham Road, Wrexham, LL11 2RE

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EXECUTIVE SUMMARY

- This statement has been produced in support of a householder planning application at 40 Sandringham Road, Wrexham.
- The proposal seeks to provide a subservient side and rear extension to the existing home.
- Reconfiguration of the existing internal space is also proposed.
- The existing uPVC windows and doors are to be replaced to mirror the proposed windows on the side and rear extension.
- The scale and massing of the proposal has been carefully explored and considered during the design development to respond to the surrounding context and limit impact upon neighbouring properties.

1.0 INTRODUCTION

This design and access statement has been produced in support of a householder application at 40 Sandringham Road, Wrexham.

This statement is to be read in conjunction with the associated supporting documents including;

Application Form

EX-001 Existing Floor Plans

EX-002 Existing Elevations

PL-001 Location & Block Plan

PL-002 Proposed Block Plan

PL-003 Proposed Plans

PL-004 Proposed Elevations

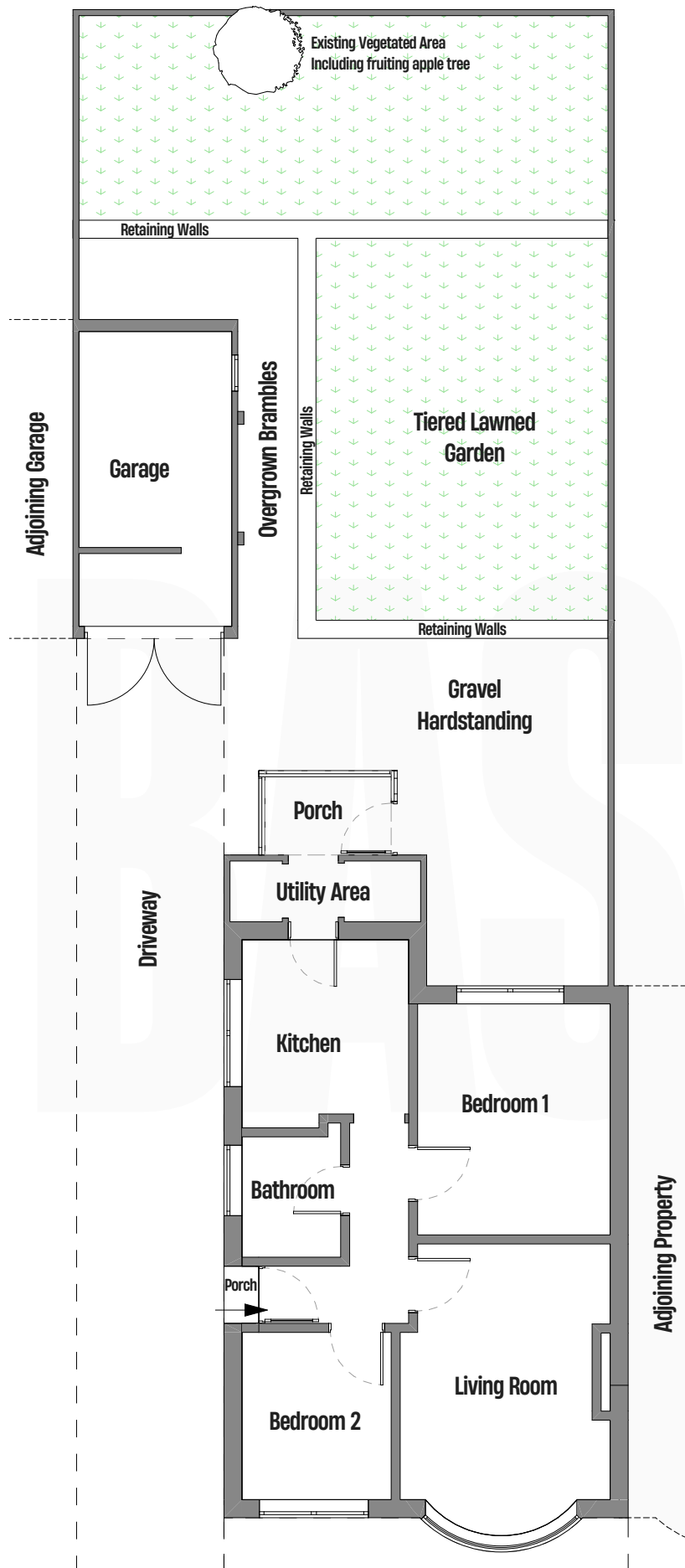
PL-005 Proposed 3D Visualisations 1/2

PL-006 Proposed 3D Visualisations 2/2

2 THE LOCATION AND CONTEXT



Aerial View of 40 Sandringham Road (Source: Google Earth)



Existing Ground Floor plans, Garage and Indicative Garden Space

2.1 THE LOCATION

40 Sandringham Road is located within the Garden Village suburb of Wrexham, approximately 1 mile from the centre of the city. The site is accessed directly off Sandringham Road by a private side drive. The dwelling is in a highly sustainable location with various amenities including local shops, playgrounds, pubs, faith buildings and the local primary school all within walking distance.

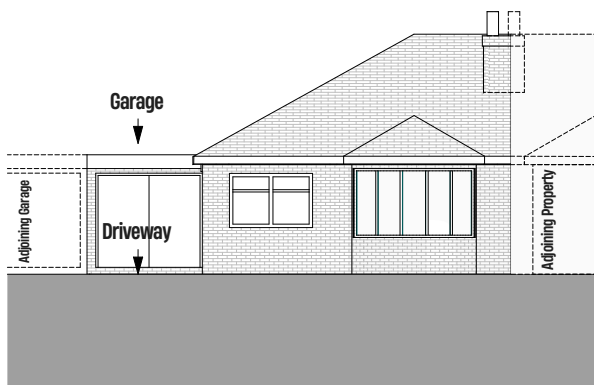
2.2 CONTEXT

The existing dwelling is a semi-detached bungalow and is accessed via the driveway on the north western elevation. The entrance is set back into the side of the property and is covered by a small portico. The dwelling is slightly raised from the road with a small stone retaining wall fronting the highway.

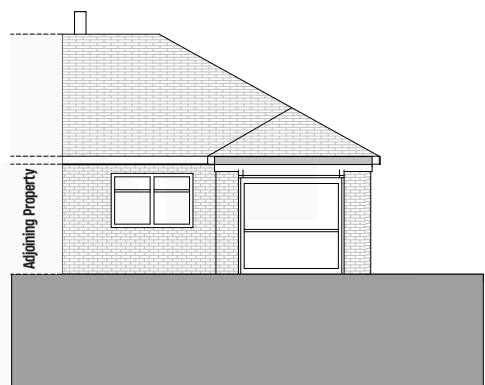
The ground floor consists of the entrance corridor, leading directly to the living room. The smallest of the two bedrooms is the first bedroom on the right with the master at the end of the hall. The bathroom is found directly opposite the master bedroom and overlooks the driveway. The kitchen is located at the very end of the hall and also has an outlook over the existing driveway. two subserviant rooms follow on from the kitchen; a small utility area and a PVC glazed porch with access to the rear garden.

In addition to the main home, an existing garage is positioned to the rear of the property and is currently utilised for storage.

The garden is currently tiered with small stone retaining walls at each step in height.



E1 Front Elevation
1:100



E3 Rear Elevation
1:100

Existing Front and Rear Elevations



E2 Side Elevation
1:100

Existing Side Elevation

40 Sandringham Road has a simplistic form with brick elevations and grey roof tiles. A curved bay window and hipped roof protrude from the principal elevation.

Existing windows on all elevations are large and in white uPVC. Two rooms currently overlook the driveway and the neighbouring property with large windows. This arrangement is mirrored by the neighbouring property. As shown above, the garage is semi-detached with each garage being provided with a 2.5m driveway.

3 Design

3.1 Design Brief

This application is for a side and rear extension, with internal reconfiguration and replacement windows and doors.

The design brief is to consider internal reconfiguration and extend the property to create a larger family home.

The initial design brief was to explore the following works:

- Provision of a larger open-plan kitchen/dining/living space with improved outlook to the rear garden
- A total of three bedrooms with at least two being double bedrooms
- A separate sitting room
- A small utility space
- A shower room/wetroom and a family bathroom
- Creation of a small studio space for home working.

3.2 Design Development

Sketch options were explored in the initial stages of the design to achieve the best layout and relationship of rooms to satisfy the applicant's aspirations for the property.

These options explored a variety of configurations for the extension and internal layout. Each layout considered how best to utilise the space available to create a modern "forever home" whilst limiting significant structural work.

Throughout the design development stage careful consideration was given to limiting impact upon the adjoining properties. Another key consideration was connecting a proposed kitchen/living/dining space with the outdoor environment.

3.3 Planning History

A previous application on this property for internal reconfiguration, a rear extension and dormer was granted planning permission in November 2020. A non material amendment was approved in November 2022.

Single storey rear extension and erection of a dormer to rear elevation

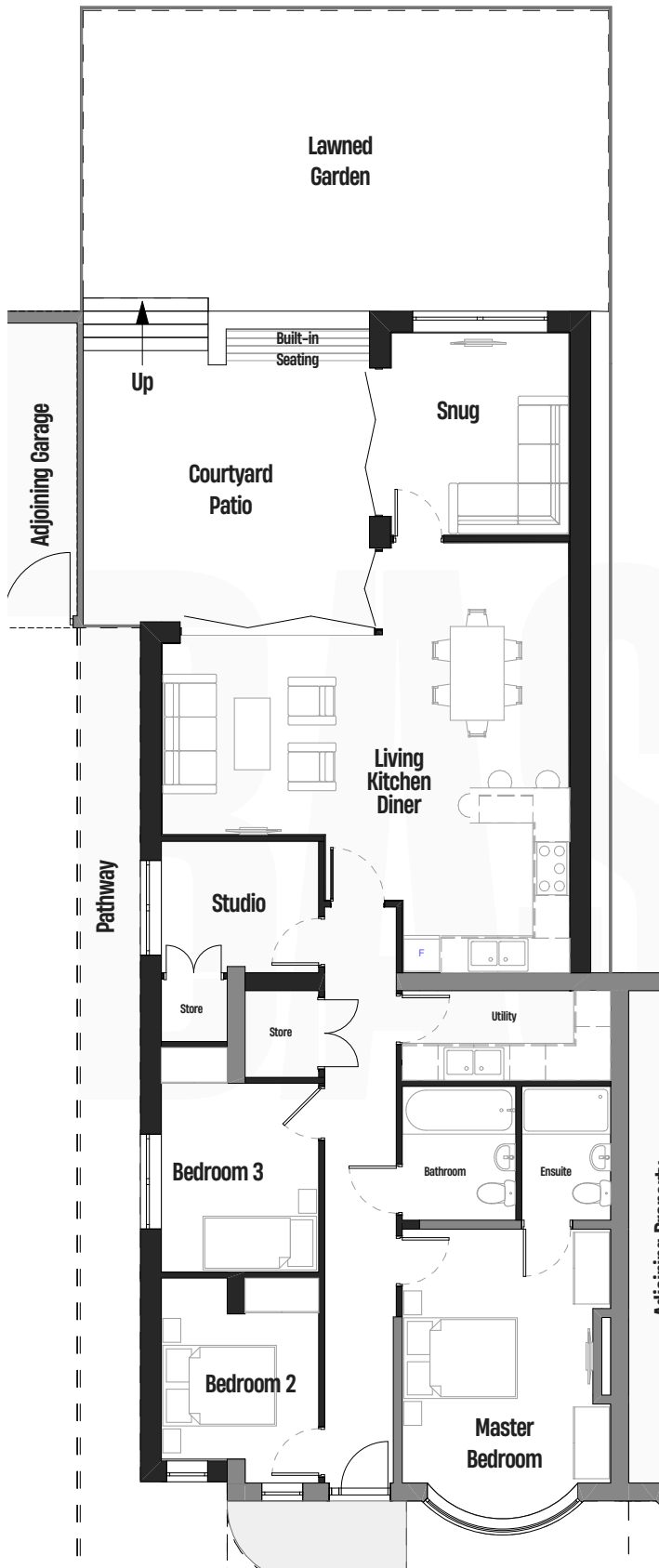
P/2020/0674

GRANTED 20/11/20

Non Material amendment to planning permission P/2020/0674 to amend approved plans

P/2022/0732

GRANTED 20/11/22



Proposed Ground Floor Plan

3.3 Design Proposal

Following this initial development, the proposed layouts were further refined to provide the optimal use of space throughout the property. This internal review and comparative analysis of the proposed sketch options highlighted an opportunity to further improve the internal space.

The proposal seeks to make the following internal and external modifications to the property;

Ground Floor:

- Creation of a subservient side extension to improve the arrangement of the ground floor plan
- Introduction of a front door to the property to create an improved sense of arrival and flow through the home
- Creation of a rear extension forming a family focussed kitchen/living/dining space.
- Additional living space at the rear of the property.
- Addition of an extra bedroom and improved second bedroom.
- Addition of a utility space and ensuite alongside the relocated bathroom.
- Existing garage demolished and an area of equivalent size added to the main dwelling to create a rear living space and studio.
- An improved rear garden with two tier landscaping incorporating an open courtyard to the kitchen/living/dining and snug and a lawned area to the rear.

3.4 Use

The building will remain as use class C3 - Dwellinghouse.

3.5 Scale

There will be a minor increase of scale to the front elevation of the dwelling. The large proportion of the increased floor area will be hidden to the rear of the property. This has been carefully considered to provide a sensitive and subservient appearance from the streetscape.

3.6 Appearance

There will be minor changes to the appearance of the primary elevation of the property as a result of the small, set-back side extension, updated windows and introduction of a front door. However, this has been carefully considered to respond to the streetscape and local area by matching the characteristics of nearby properties. In comparison, multiple properties in the neighbouring streets have created extensions to their properties whilst also having a door on the primary elevation. The materiality of the project provides a distinct change from the existing property. Contrasting brick and crittal style rear doors define the new extension as modern without breaking from the traditional brick vernacular of the area.



Front Approach - View of Brick Side Extension



Rear Garden - View of Upgraded garden space, Patio and Living Spaces



Rear Garden - Full view of Brick Industrial, Courtyard Living Space and Kitchen Living Diner



Rear Extension - Corner Aspect of the Open Plan Kitchen Living Dining Space

Proposed 3D Visualisations

3.7 Landscaping

There will be amendments made to the landscaping of the property. Due to the reduction in driveway, part of the front garden is planned to be converted into parking space with sympathetic planted borders.

Under the proposals, the rear of the property will be updated to naturally integrate the stepped nature of the existing garden.

The garden is proposed to be enhanced from an existing multi-tiered, disordered and unusable space into a clearly defined two tier arrangement. The proposal includes a large courtyard centered at the heart of the indoor living spaces. In turn, this will create a modern indoor-outdoor aspect, whilst also retaining a clearly defined lawned garden space to the rear.

4 Access & Highways

There will be no modifications to the existing entrance to the site from the highway.

5 Biodiversity

There will be no negative impact to the biodiversity of the site as a result of the proposals given the poor quality of the existing external amenity.

6 Drainage & Flooding

6.1 Drainage

An updated internal drainage layout will be required but will discharge as per the existing drainage arrangements.

6.2 Flooding

The site is not located in a flood risk zone, and flood risk will not be increased as a result of the proposals

7 Conclusion

- The applicant wishes to adapt and extend the existing building to provide improved living and accommodation spaces to create a more spacious family home and meet modern living requirements.
- The scale and appearance of the proposed side and rear extension has been carefully considered to respond to the existing building and its setting.
- A strong emphasis has been placed on minimising impact to neighbouring properties.
- The proposals will have a positive impact on the amenity usability of the existing site.
- Highway safety would not be compromised by the proposals
- The proposals would not contravene any local or national planning policy guidelines.
- Together with the subservient extension, the combined appearance of the proposed replacement windows, rainwater goods, roof goods and the addition of a defined front door will provide an improved frontage to the property. This will be in line with improvements made to nearby dwellings and will help create cohesion within the streetscape.

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