

BASE

Domestic:

DESIGN & ACCESS STATEMENT

PROJECT REFERENCE: BA3010

PROJECT NAME: Pine Ridge

PROJECT DESCRIPTION: Replacement Dwelling

PROJECT LOCATION: Pine Ridge, Pistyll Hill, Marford, Wrexham, LL12 8LE

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EXECUTIVE SUMMARY

- The property has planning approval for a the erection of single storey extensions, alterations to roof and erection of balconies (GRE P/2021/1212), which was granted on 06 April 2024.
- The works commenced in December 2023.
- This retrospective planning application for a replacement dwelling is due to the poor condition of the building fabric which was uncovered during the course of the works and has had to be replaced with new build structure, which meets current building regulations.
- There are no other material planing changes to the previous consent (GRE P/2021/1212) The external appearance of the property, the materials, the size, layout and all other matters have not been altered from the approved.

1.0 INTRODUCTION

This statement has been produced to support a full planning application for a replacement dwelling in line with the previously approved planning application GRE P/2021/1212. The existing property was a modernist-style detached dwelling situated on Pistyll Hill, Marford - approximately 4.7 miles from the centre of Wrexham and 8.7 miles from the centre of Chester. The site had situated within it, an established four bedroom family dwelling with a large driveway, integrated double garage, under-croft and private gardens including external pool to the rear.

The property had been constructed poorly and was not thermally efficient due to the lack of insulation within the wall, ceiling or ground construction. Furthermore, the current structure was constructed in an abnormal manner, meaning that any new structure would be impossible to effectively tie-in to the existing remaining structure, and retain the integrity and stability of the existing property. These elements have been removed from the site and replaced with new structure in line with approved planning application (GRE P/2021/1212).

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 Plan
- PL-002 Existing & Proposed Site Plan
- PL-003 Proposed Floor Plans
- PL-004 Proposed Elevations

2 THE LOCATION AND CONTEXT



Location Plan (Source: Google Earth)

2.1 THE LOCATION

Pine Ridge is situated in a residential locality in Marford, Wrexham. It is very well positioned for access to Gresford (1.2 miles), Wrexham town centre (4.7 miles) and Chester City Centre (8.7 miles), whilst the property is in close proximity to the A483 (1 mile) with easy links to the North Wales Expressway. Wrexham and Chester have a range of local amenities, recreational and educational facilities and have easy access to rail and motorway network links.

2.2 CONTEXT

Access to the site is via a single track lane, leading onto a private driveway, accessed off Pistyll Hill. The driveway provides ample parking space and there are private gardens to the sides and rear of the property. The rear garden includes an outdoor pool and entertainment area, which the applicant seeks to provide a connection too, within the proposed design.

The property is a split-level bungalow with internal access to an under-croft area. The current floor layout is a semi-open plan configuration that does not allow the applicant to section off parts of the house to increase its functionality for visiting friends and family.



Image showing the current front elevation of Pine Ridge



Image showing the current side elevation of Pine Ridge



Image showing the current rear elevation of Pine Ridge

3 Design

3.1 Design Brief

This application is for the replacement dwelling to include the previously approved alterations and extensions (GRE P/2021/1212).

The original design brief was to increase the practicality of the property through efficient use of the existing space and a careful and considerate redesign. Currently the circulation space, entertainment space and under-croft area do not satisfy the requirements of the current owners. The proposal seeks to remodel the property and provide the occupant with four good sized bedrooms, that take advantage of the views to the rear, and ensure the property is suitable for modern family living.

The initial design brief was to explore the following works:

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- An imposing and feature entrance to the property.
- Rationalisation of the existing kitchen and lobby space in order to provide an enhanced social kitchen space alongside views to both the front and rear of the property.
- Review of the existing formal dining space with the intention of retaining its separation from the kitchen space and therefore providing a use for special occasions.
- Review of the existing staircase in order to create a better use of space and more appropriate design feature.
- Review of the existing lower ground floor to provide sociable spaces such as a cinema room, gym, and leisure suite.
- Potential consideration for infilling the existing lower ground carport area in order to provide a private standalone guest suite.
- Review of the existing utility and laundry room in order to provide an enhanced and usable space, whilst also considering an improved means of access.
- Review of the existing circulation space that serves all bedrooms within the accommodation wing of the property.
- Review of all bedroom spaces to provide an enhanced layout and offering whilst ensuring that all solutions make best use of views and connectivity to garden spaces whilst delivering sufficient natural light.

The proposal looks to adapt the floor layout to better meet the owners aspirations and modern-day living standards. The applicants intention is to improve the current EPC rating through the application of modern construction standards, increasing the existing insulation and providing solar panels.

With the extent of works being completed and the current poor construction and structural quality of the existing property, the applicant is looking to remove the existing dwelling and replace it with a modern building in line with current construction standards.

3.3 Planning Considerations

The property has had the following planning applications made to date, which this application seeks to comply with:

GRE P/2021/1212	Planning Permission	Approved	06.04.2022
P/2022/0683	Non Material Amendment	Approved	25.08.2022
P/2022/1077	Non Material Amendment	Approved	10.03.2023
P/2024/0041	Non Material Amendment	Approved	21.02.2024

3.3 Design Proposal

The design proposal is in line with the most current Non Material Application which has recently been approved (P/2024/0041).

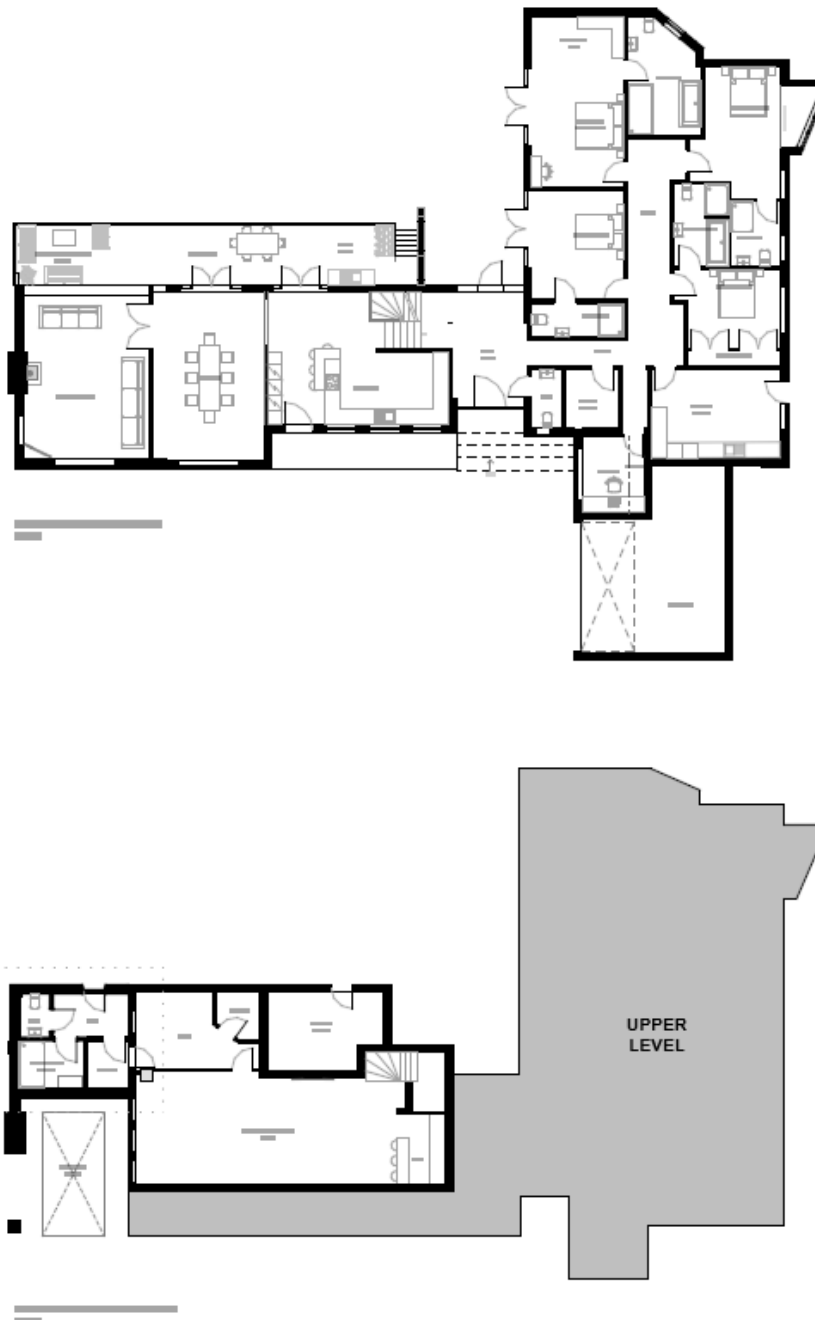


Image shows the proposed floor plans in line with the approved planning drawings



Image shows the proposed elevation in line with the approved planning drawings

3.6 Appearance

There has been no change in the overall appearance of the property, in line with the previously approved householder planning application and in accordance with the most recent non material amendment approval, P/2024/0041 (Approved 21.02.2024).

3.7 Landscaping

The landscaping will not be affected by the proposal.

4 Access & Highways

There will be no change to the access or highways as part of the proposal.

5 Biodiversity

All existing trees and hedgerows will be retained and unaffected by the proposals.

6 Drainage & Flooding

6.1 Drainage

The existing drainage would not be affected and there would be no processes carried out on site that would produce contaminated waste.

6.2 Flooding

The site is not at risk of rising flood water.

7 Conclusion

- The replacement dwelling is in line with the approved planning drawings (GRE P/2021/1212).
- There are no further material planning considerations.
- The proposal would not impact any neighbouring properties.
- Highway safety would not be compromised by the proposal.
- The proposal would not contravene any local or national Planning Policy guidelines.
- The replacement dwelling would be in line with all approved planning applications (GRE P/2021/1212).

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