

Grove Cottage

Wrexham Road, Marchwiel, Wrexham, LL13 0PF

Design & Access Statement

To accompany a planning application.

Contents

- 1.0 Introduction**
- 2.0 Design Proposal**
- 3.0 Access**
- 4.0 Conclusion**

1.0 Introduction

1.1 About this Document

This Design and Access Statement serves as a guide accompanying the planning application for the proposed garage/ workshop at Grove Cottage, Wrexham Road, Marchwiel, Wrexham, LL13 0PF. It aims to provide an understanding of the development through an exploration of its intentions, site location, application description, prior approval, and a detailed site description.

1.2 Intentions

The project aims to provide a secure parking facility for 2 no. cars to the residential property. On first floor, a workshop will provide the residence additional storage and working space.

1.3 Site Location

Grove Cottage is situated on Wrexham Road, Marchwiel, Wrexham, LL13 0PF, within a locale characterized by a mix of residential and semi-rural surroundings. See figure 1 for the location plan.

1.4 Application Description

The application seeks approval for a garage/ workshop. On the ground floor, a two-car garage is proposed, while the first floor is designated as a versatile workshop space.

1.5 Prior Approval

It is essential to note that prior approval has been granted for a new dwelling and double garage on the site. The granted prior approval is referenced: MAR P/2021/0013

The site's prior approval for a new dwelling and double garage provides a backdrop for the proposed garage / workshop. The new structure aligns with the already approved gable concrete-tiled roof and specific ridge height requirements of up to 8.5m AFFL. The cumulative impact of the approved developments on the site is a crucial aspect that informs the overall planning strategy.



Figure 1 – Site location.

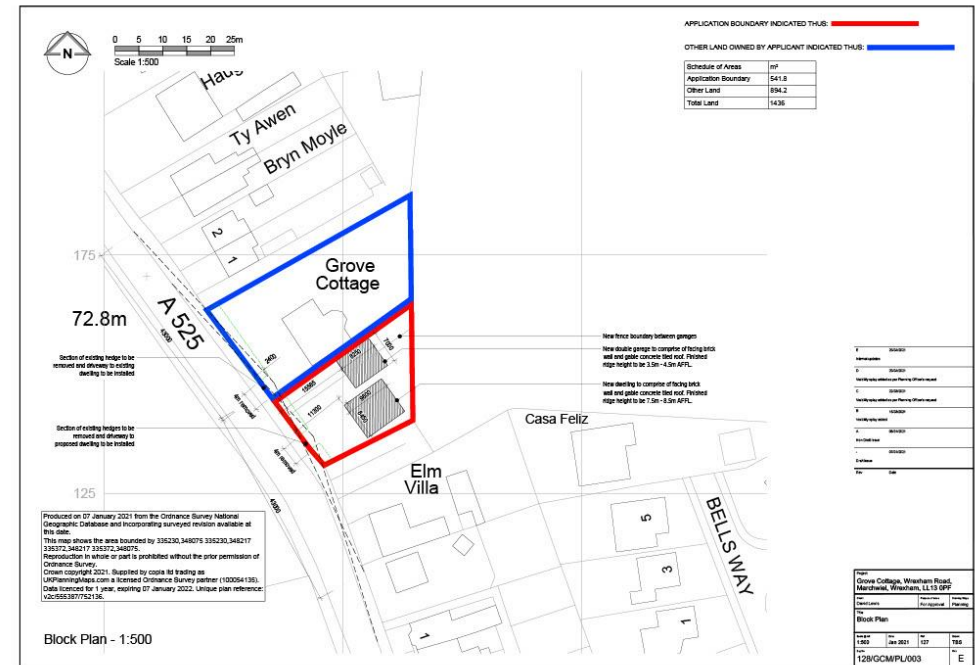


Figure 2 – Prior Approval.

2.0 Design Proposal

2.1 Purpose

The purpose of the proposed garage/ workshop is multi-faceted. Beyond its primary function of providing secure and convenient vehicle storage, the development includes a workshop space on the first floor. This workshop is envisioned as a versatile area that can be adapted to various uses, for creativity and functionality for the occupants.

2.2 Design Approach

By carefully selecting materials that complement the existing residential property, we aim to create a structure that feels like a natural extension of Grove Cottage. White render will be utilized on the facades to match the existing property. The scale, proportions, and architectural details are all considered to ensure a cohesive and visually appealing result.

2.3 Scale

The new garage/ workshop will have a footprint of 8.1m x 7m and ridge height of 7.5m. The prior approved drawings have approved a footprint of 9.6m x 8.45m with a ridge height of 8.5m. The proposed garage is designed to align with local planning guidelines and scale of the proposal has been significantly reduced from the prior approved drawings. By carefully assessing the massing and proportions, we aim to create a structure that is both functional and respectful of the surrounding environment.

2.4 Neighbouring Properties

The proposed garage/ workshop will have minimal impact on the neighbouring properties. It is positioned to minimize any adverse effects on adjacent structures while respecting the privacy and character of neighbouring homes.

2.5 Sustainability

Sustainability is a core principle in the design of the proposed garage. Energy-efficient features, including solar panels have been included on the roof to provide a source of renewable energy for the scheme. The sustainable practices align with broader environmental goals and promote responsible development.

3.0 Access

The site is accessed from Wrexham Road via a private driveway, which leads to a parking area in front of the dwelling. The existing dwelling has a single storey garage in a state of disrepair, which will be demolished to make way for the new garage/ workshop.

The proposed development will not affect the existing access to the site or the dwelling. The driveway and the parking area will remain unchanged, and there will be sufficient space for turning and manoeuvring vehicles. The new garage/ workshop will be set back from the road and the dwelling and will not obstruct the visibility or the safety of the users or the neighbours. The new garage/ workshop will also not affect the accessibility or the amenity of the existing garden, which will be landscaped and maintained.

4.0 Conclusion

The proposed development is compliant with the relevant building regulations and standards for access and design, such as the Approved Document M and the BS 8300.

Prior approval has already been granted for the development. The scheme been reduced as much as possible from the prior approved measurements, whilst still providing sufficient space for the garage and workshop.

The proposed development will also consider the needs and preferences of the applicants, who are the owners and the occupants of the site. The applicants are a family who enjoy gardening and DIY

projects, and who require a secure garage/ workshop for their vehicles and hobbies. The proposed development will provide them with a functional and comfortable space that will enhance their quality of life and well-being.