



Design Statement

for

Dolwar, Park Rd, Coedpoeth,

Wrexham, LL11 3TD

28th March 2023

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Introduction and Site Location



The Site looking from Park Road

Introduction

1.0

The purpose of this Design & Access statement is to examine the proposed erection of a dwelling, creation of a parking and turning area and associated development on land at Dolwar, Park Rd, Coedpoeth, within its planning context and to demonstrate that it is a development that will make a positive contribution in terms of its accessibility and design to the local area .

- 1.1 The purpose of the proposal is to provide the client with a lifetime home with close links to the local town and facilities. Also key to the brief and re-development of the site is the energy efficiency and sustainability of the new dwelling. This is why the Passivhaus scheme has been chosen and the scheme proposal verified that the submitted scheme meets the required high standards set out by the Passivhaus Institute.



- 1.2 The proposal has been designed with national and local policy context in mind and with due accord paid to all policies relevant to the proposed use.

- 1.3 BRIEF - To replace the existing house 'Dolwar' with a purpose built accessible dwelling to suit the needs of and her family now and the future. The accommodation is to include a rehabilitation area and means to provide easy access to the external space within the split level site. The main accommodation for ie access, living and bedroom provision is to be located at ground for level to provide an accessible and inclusive space. This provides the footprint for the proposal.

SITE



2.0

Site Location and Description

2.1 The site is set amongst the existing development of Coedpoeth within close proximity to Wrexham.

2.2 The site currently has a dormer bungalow, built in the 1950's, consisting of 3 bedrooms, kitchen/diner, one reception room and bathroom. A double garage is located on the plot to the right hand side of the driveway giving additional parking to the rear of the existing terrace buildings at numbers 22-24 Park Rd. The existing building is raised to the Westerly elevation due to the existing site levels.

2.3 The remainder of the site slopes relatively steeply reflecting the topography of the area and the stepped nature of the existing surrounding dwellings.

2.4 The language of the local architecture varies greatly from natural sandstone with slate roofs to more recent developments of brick and concrete tiled roofs

2.5 The site is defined by mature boundary hedges and trees providing good screening on all sides. To the West-erly boundary (rear) there is an existing retaining structure with the property to the rear being Circa 2m lower than the existing garden level to Dolwar.

3.0

Character

3.1 From the description above it is clear that the proposed site location is in a hilly position which is contained by residential development to all sides of the property. There is a mix of building styles, forms and site layouts in the locality reflecting the organic growth of the area and the requirement that buildings work with the varying topogra-phy.

3.2 The proposed dwelling would be a suitable addition in this context as it will sit well within the site and its surroundings and would reflect the general pattern of development in the area.

3.3 The proposal has also been designed and sited to ensure that it does not impinge upon the privacy of the neighbouring dwellings and also provides privacy for its occupiers, this has been achieved through careful place-ment of the windows and rooms within the building.



Local dwellings



3.4 The area's economic character is defined by Wrexham with a mix of shops, services and employment uses. There is also relatively high unemployment in the locality. The proposal would not impact upon the area's economic character as it will involve residential development.

4.1 First and most importantly, before designing the dwelling, was to understand [redacted] and the family's requirements. From various discussions it became apparent that their existing accommodation was not meeting the current needs of both [redacted] and her parents and would most certainly not meet future requirements. Due to the price increase in building materials and general construction costs it has been necessary to reduce the floor area from the previously approved planning permission.

4.2 The approach to the site provides straight forward and easy access off the adopted Park Road. The location provides direct access to the village of Coedpoeth with an easier gradient to negotiate than the existing accommodation currently occupied by [redacted]

4.3 Key to the development of the scheme was that the parking area and main areas of accommodation were provided at ground floor level. The requirement by [redacted] to have the parking incorporated into the main dwelling by extending the proposed roof to provide a covered external protected area allowing for direct access to the principle entrance. The site levels allow a gently sloping driveway from the gated entrance to front door to comply with the relevant gradients for an accessible approach.

As can be seen from the GA floor plans the proposed and main parking area provides direct access to the main hallway. From the hallway the proposed living room and kitchen and be accessed and from here [redacted] and washing facilities can be found. The bedroom will include wall railings for support and rehabilitation work. The bathroom is sized to accommodate wheelchair access as is the main bedroom and dressing area. A small external balcony allows direct external access from [redacted] bedroom and the living room. A platform lift has been provided to allow access from [redacted] bedroom located on the ground floor level to the rehabilitation room located on the lower ground floor area. A second staircase has been included from the rear balcony area (should it be required) to allow safe means of fire escape for [redacted] to the rear garden.

Due to the space requirements for each of the different areas on the ground floor level to meet Kate's requirements the split-level nature of the site was utilised and the lower ground floor was introduced. This reflects the existing on site arrangement. The lower ground floor plan has been greatly reduced from the previously approved scheme which helps with the reduction of construction costs. [redacted] main rehabilitation area gives direct access to the rear patio and garden area. The fourth bedroom allows for the potential to accommodate a carer in the future.

4.4 In particular the proposal would be a sympathetic addition alongside the adjoining dwellings in terms of its scale and form. Although the proposed ridgeline is slightly higher than the existing the ridge has been orientated to a east/west orientation. This provides a gable end frontage replicating a similar form to the adjacent cottages to the North (22 to 24 Park Road). The revised proposed roof has been broken up into two and one storey elements. The main two storey element of the dwelling to the South of the site has been located on the original footprint of the existing bungalow and has been designed to not extend too far past the adjacent rear elevation. Any proposed building further west—to the rear — steps down to a single storey level.

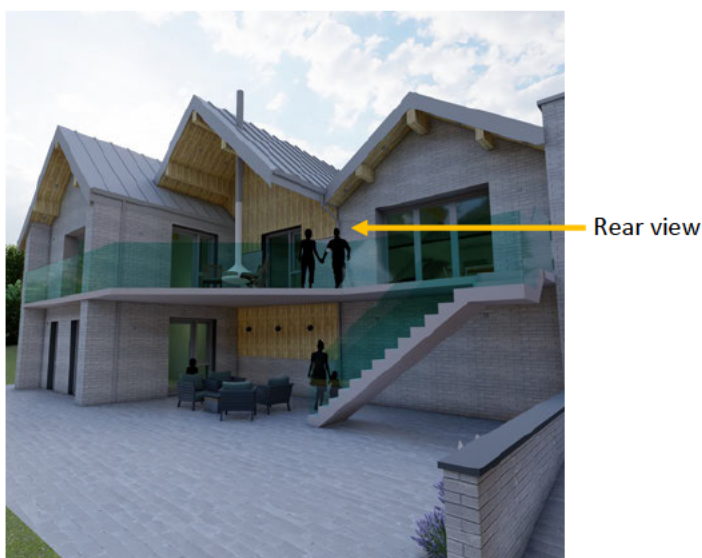
The proposal is in keeping with the scale and character of the existing development and would be a suitable addition to the area; It will therefore not impact upon the landscape of the wider area. Also the site does not include any agricultural land and is not subject to 'environmental constraints'. Appropriate screening with hedges, walls or fencing may be necessary where not existing to ensure that the garden space is not overlooked by surrounding houses/gardens. Provision will be made for the storage of waste/recycling bins .

4.5 The submitted proposals demonstrate that a suitable scheme for the development of the site can be delivered, with a mixture of one and two storey accommodation. The rehabilitation room is located below the existing public highway, this will ensure that its form is an un-obtrusive addition to the setting and would form an acceptable feature set amongst the existing development when viewed from other vantage points (PS4). By utilising the split level nature of the site the proposal does not alter the previously approved visual amenity.

The existing garage to the north of the proposed dwelling will be retained to offer a third parking space as well as those to the front of the accommodation.



4.6 The mix of proposed materials makes reference to some of the materials found adjacent to the site, but also acknowledges how time and the selection of materials has developed, providing modern forms of construction in an sympathetic way. The stone type featured in the nearby cottages will be referenced in the stone used for the new build elevations.



4.7 The proposal has also been designed and sited to ensure that it does not impinge upon the privacy of the neighbouring dwellings and provides privacy for its occupiers, through careful placement of the windows and rooms within the building. Although the two storey element is located over the existing footprint the building has been set back to fully utilise the shape of the site to provide the required accommodation to meet the client's brief.

4.8 The proposal will look to retain the existing mature hedge boundary treatments to the South thereby screening the development from the neighbours. The front wall to the East will be rebuilt to match the proposed brick-work to the new dwelling. A new 1.8m high fence is proposed to the rear boundary as indicated on the sectional elevation drawings. New selected automated gates are incorporated into the scheme to secure the site and provide an accessible entrance.

4.9 The proposal would therefore form a suitable and legible addition to the street scene on Park Rd and to the wider landscape of the area as it will complement its setting.



4.10 The dwelling has been designed to a high standard and it will not result in any adverse impacts upon the environment. It will pay due regard to its surroundings as the submitted plans show that it would be an acceptable addition to the site and the area, and the dwelling would be of an appropriate scale and materials (PS1&2). It would be an appropriate addition to the street scene as the dwelling would reflect the scale, form and appearance of existing development in the area. The proposed floor level to the ground floor has been reduced by 600mm thereby reducing the scale and mass of the front elevation but we are still able to provide acceptable gradients for access to the dwelling for those needing a ramped access. It would also be set low within the site and therefore would form an un-obtrusive feature in its setting. It will not have an adverse impact upon nature conservation interests. It will not have an adverse impact on the amenities enjoyed by the occupiers of adjoining dwellings as it has been designed to ensure that it will not impinge upon their privacy or general outlook/amenity.

5.1 In terms of the sustainability of the proposal has been initially certified to comply with the very high sustainability standards of 'Passivhaus' (PS12). The scheme incorporates some of the latest environmentally friendly products in the form of compact heat pumps, triple glazing with also the Passivhaus standards requiring an airtight building. The amount of glazing has been carefully considered to ensure the proposal benefits from the building's energy balance between solar gain and heat loss. Levels of insulation combined with thermal bridge free construction will be provided in the detailed design. Located on the south facing roof is a solar panel array which is linked to onsite battery storage. The position of the solar array is located thus it minimizes visual impact on the front elevation. The proposed dwelling will be eminently sustainable and far surpasses the UK building regulation requirements.



Passive House Verification

Photo or Drawing		Building: <u>Dolwar</u> Street: <u>Park Road</u> Postcode/City: <u>LL18 3TD Coedpoeth</u> Province/Country: <u>Wrexham</u> <u>Wales</u> Building type: <u>Residential House</u> Climate data set: <u>GB0014a-Sennybridge</u> Climate zone: <u>3: Cool-temperate</u> Altitude of location: <u>0 m</u>	
Architecture: <u>JPH Architects Ltd</u> Street: <u>6 Brighton Road</u> Postcode/City: <u>LL18 3HD</u> Province/Country: <u>Wales</u>		Home owner / Client: <u>Kate Jarvis</u> Street: _____ Postcode/City: _____ Province/Country: _____	
Energy consultancy: _____ Street: _____ Postcode/City: _____ Province/Country: _____		Mechanical engineer: _____ Street: _____ Postcode/City: _____ Province/Country: _____	
Year of construction: _____ No. of dwelling units: <u>1</u> No. of occupants: <u>3.2</u>		Certification: _____ Street: _____ Postcode/City: _____ Province/Country: _____	
		Interior temperature winter [°C]: <u>20.0</u> Interior temp. summer [°C]: <u>25.0</u> Internal heat gains (IHG) heating case [W/m²]: <u>2.3</u> IHG cooling case [W/m²]: <u>2.3</u> Specific capacity [W/hK per m² TFA]: <u>60</u> Mechanical cooling: _____	

Specific building characteristics with reference to the treated floor area					
			Criteria	Alternative criteria	Fulfilled?¹
Space heating	Treated floor area m²	<u>280.2</u>			
	Heating demand kWh/(m²a)	<u>12</u>	≤ 15	-	yes
	Heating load W/m²	<u>10</u>	≤ -	10	yes
Space cooling	Cooling & dehum. demand kWh/(m²a)	<u>-</u>	≤ -	-	-
	Cooling load W/m²	<u>-</u>	≤ -	-	-
	Frequency of overheating (> 25 °C) %	<u>5</u>	≤ 10	-	yes
	Frequency of excessively high humidity (> 12 g/kg) %	<u>0</u>	≤ 20	-	yes
Airtightness	Pressurization test result n50 1/h	<u>0.6</u>	≤ 0.6	-	yes
Non-renewable Primary Energy (PE)	PE demand kWh/(m²a)	<u>-</u>	≤ #N/A	-	#N/A
Primary Energy Renewable (PER)	PER demand generation or renewable energy (in relation to projected building footprint) kWh/(m²a)	<u>58</u>	≤ -	-	-

¹ Empty field: Data missing; ² No requirement

I confirm that the values given herein have been determined following the PHPP methodology and based on the characteristic values of the building. The PHPP calculations are attached to this verification.

Passive House Classic? yes

Task: _____ First name: _____ Surname: _____ Signature: _____
 Issued on: _____ City: _____

Sustainability / Renewables

DESIGN

- 6.1 The access approach remains unaltered for the proposed development.
- 6.2 The dwelling has been carefully designed to facilitate its use by the residents one of whom is mobility impaired. Access to the proposal will be relatively simple and straightforward allowing those with mobility impairments, the elderly or those with young children simple and quick access to the dwelling without unnecessary barriers or difficulty.
- 6.3 The design allows for easy access through level access, wheelchair accessible door widths, future kitchen design, accessible bathrooms and access to rooms on different levels via the use of an internal platform lift.
- 6.4 The outside areas of the dwelling will be suitably surfaced and designed to facilitate their use by all users with care taken to avoid any uneven surfaces or sudden changes in level to allow for use by all. At the south side of the building is a ramp to provide easy access and egress.
- 6.5 The scheme would provide 3 off road parking spaces (1 within the existing garage) which would meet the needs of the property. This will prevent any untidy or unregularized parking on the site, which could restrict the ease of movement of vehicles on or off the site or cause problems for the mobility impaired.
- 6.6 The road is lightly trafficked with vehicles typically travelling at a low speed, and it is not considered that the small number of vehicles generated by the proposal and the short manoeuvres of vehicles into and out of the site would materially impact upon the safety or operation of the highway.
- 6.7 Cycling: The submitted layout will allow for efficient and safe access by cyclists

Community Safety—Designing Out

7.0

- 7.1 There will be no reduction in community safety as a result of this modest proposal. All doors and windows will meet relevant PAS24 standards and will thus ensure the site is properly safeguarded from the risk of crime. The proposal will also benefit from passive surveillance from nearby dwellings and passing vehicles, with the only access to the site being from the main gated access to the front of the site off Park Road.
- 7.2 The scheme will include for soft general external lighting not only for security but for general lighting suited to the client's impaired vision

