

1) GENERAL

Introduction

This Design and Access Statement should be read in support of a full planning application for a two-storey rear extension to the application site. This statement responds to the requirements of Planning Policy Wales (2021), and current local planning policies.

The statement should be read giving full regard to the application drawings.

Physical Context

The site lies within the historic village of Holt, within the Wrexham Local Plan Boundary. Holt is a medieval market town and community in Wrexham County Borough, Wales, lying on the banks of the River Dee.

The aerial photograph below identifies the application site in the context of its surroundings.



2) NATIONAL & LOCAL POLICY CONTEXT

National Policy

National Policy is set by Planning Policy Wales (PPW – Edition 11, February 2021) which sets out the land use planning policies of the Welsh Government. It is supplemented by a series of Technical Advice Notes and ensures Local councils can keep Wales's commitment to sustainable development through the planning system.

Technical Advice Notes used to aid the proposal submitted are:

- Technical Advice Note (TAN) 12: Design (2016)
- Technical advice Note (TAN) 24: the historic environment (2017)

Tan 12 Definition – Design For the purposes of this guide and in line with Planning Policy Wales, design is taken to mean, ‘a collaborative, creative, problem-solving process - embracing architecture, landscape, infrastructure and urban design – that determines the quality of our environment and that can provide the basis for its sustainable future’. Tan 12, 2016

And furthermore.

“The relationship between all elements of the natural and built environment. To create sustainable development, design must go beyond aesthetics and include the social, environmental, and economic aspects of the development, including its construction, operation and management, and its relationship to its surroundings.”

Delivering Good Design: Approach

Design is a process of analysis and synthesis: analysing, identifying, and diagnosing problems and barriers, then solving them through critique, research, development and testing. Design is a creative means by which to realise innovation and add value. Design for the built environment plays a key role in economic growth and in raising the quality of the places where we live and work.



National Planning Policy Wales

The Historic Environment

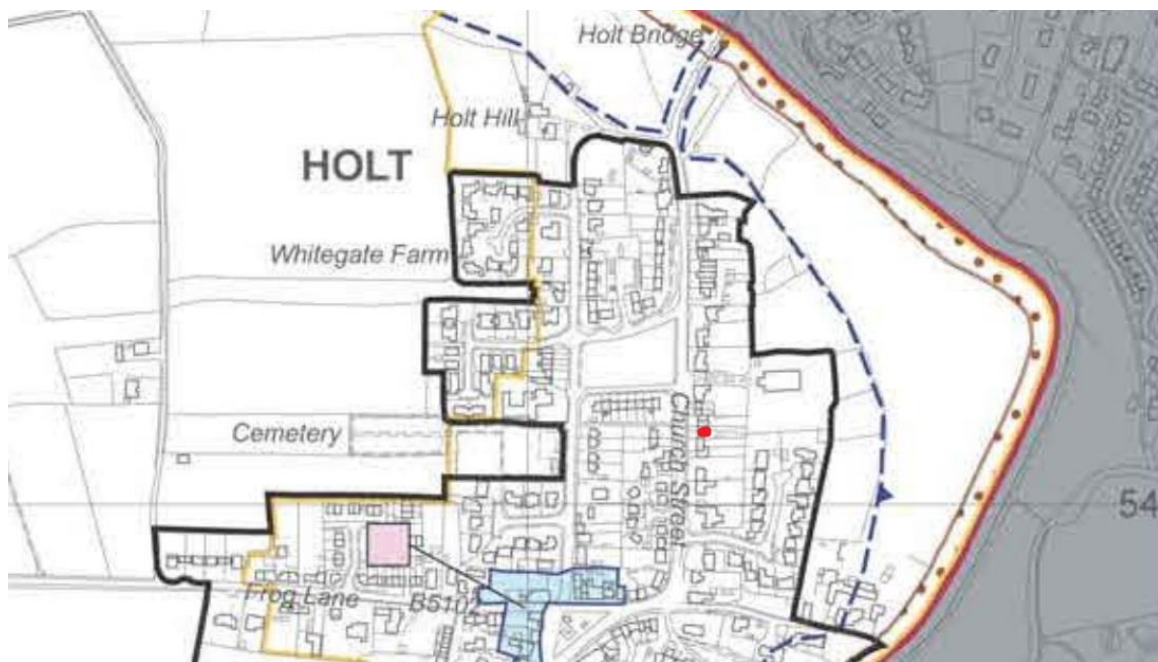
The historic environment comprises all the surviving physical elements of previous human activity and illustrates how past generations have shaped the world around us. It is central to Wales's culture and its character, whilst contributing to our sense of place and identity. It enhances our quality of life, adds to regional and local distinctiveness and is an important economic and social asset.

Paragraph 6.1.2; The historic environment is made up of individual historic features which are collectively known as historic assets. Examples of what can constitute an historic asset include:

- Listed buildings;
- Conservation areas;
- Historic assets of special local interest;
- Historic parks and gardens;
- Townscapes;
- Historic Landscapes;
- World Heritage Sites; and
- Archaeological remains (including scheduled monuments).

Local Policy

The development plan consists of the current Wrexham Unitary Development Plan (1996 – 2011), written statement and proposals map.



Extract from the current UDP 'Inset Map 4', application site shown red dotted.

The following are specific local policies that apply to the application site.

Policy EC7

Within, and in close proximity to, conservation areas, the priority will be to preserve and/ or enhance those buildings, structures, streets, trees, open spaces, archaeological remains, views, and other elements which contribute to the unique character of the area. New buildings and alterations or additions to existing buildings in conservation areas, whether listed as of special architectural or historic interest or not, must reflect the design and character of the area as a whole and the form, scale, detailing and materials of existing buildings.

Policy H12

The renewal and improvement in the quality of older housing areas will be encouraged. Unfit housing, excepting listed buildings of special architectural or historic interest and that in conservation areas, which is incapable of repair at reasonable expense will be cleared.

4) ECONOMIC & SOCIAL CONTEXT

Being a residential extension to an existing cottage, the factors to consider in the appraisal of social and economic profile relate more to:

- how the proposed development can contribute locally;
- issues related to crime and disorder;
- market demands and deficiencies;

The actual development itself will be likely to be constructed using local labour and skilled trade construction workers. This will ensure there is a direct contribution to the local economy. Additional contributions will be made by purchasing materials locally.

The existing cottage is currently two bedroomed. The proposal includes for an extra bedroom making the cottage a family home. A family to the area would contribute financially to the local economy.

The proposal does not provide any activities that would increase any crime or disorder. The new construction and fittings will in fact make the building more secure to reduce the risk of domestic burglaries etc.

5) ACCESSIBILITY

National Planning Approach

CABE defines Inclusive Design as an effort that *'aims to remove the barriers that create undue effort and separation. It enables everyone to participate equally, confidently and independently in everyday activities'*.

Planning Policy Wales (PPW) is the principal planning document of the Welsh Assembly Government, which sets out the context for the consideration and evaluation of all types of development. The main thrust of PPW is to promote sustainable development by ensuring that the planning system provides for an adequate and continuous supply of land, available and suitable for development to meet society's needs in a way that is consistent with overall sustainability principles.

PPW acknowledges Good design is inclusive design. Development proposals should place people at the heart of the design process, acknowledge diversity and difference, offer choice where a single design solution cannot accommodate all users, provide for flexibility in use and provide buildings and environments that are convenient and enjoyable to use for everyone.

One of Planning Policy Wales (PPW) main objectives is to extend choice in transport and secure accessibility in a way which supports sustainable development and helps to tackle the causes of climate change by encouraging a more effective and efficient transport system, with greater use of the more sustainable and healthy forms of travel and minimizing the need to travel.

The Existing Transport Network

Primary Highway Network

A map of the Wrexham area in North Wales, showing a route from Market Street B to Holt. The route is marked with an orange line. Key locations along the route include Wrexham Golf Club, Commonwood Leisure - Glamping &..., Clays Golf Driving Range & Golf Course, and Holt. The map also shows surrounding areas like Gresford, Farndon, and Wrexham Industrial Estate.

An aerial photograph of a residential area. A road labeled 'Bridge Street' runs vertically on the left side. A road labeled 'Vicarage Court' runs horizontally across the bottom. In the upper right, there is a building labeled 'St. Chad's Church'. The area is filled with houses, trees, and green spaces. A blue location pin is visible on Bridge Street.

PPW also advises that all Local Authorities should consider the issue of accessibility for all, including the needs of those with visual and hearing impairments and those with limited mobility such as wheelchair users, elderly people and people with young children.

In terms of inclusive access, the proposed redesign of the ground floor to the dwelling now provides a visitor accessible WC.

It is not intended to make any changes to the entrance of the dwelling.

6) ENVIRONMENTAL SUSTAINABILITY

Sustainable Materials

Locally sourced sustainable materials with a low environmental impact are to be used for the development. Any timber used will be sourced from sustainable managed forests and certified by the Forest Stewardship Council.

Energy Efficiency/ Carbon Reduction:

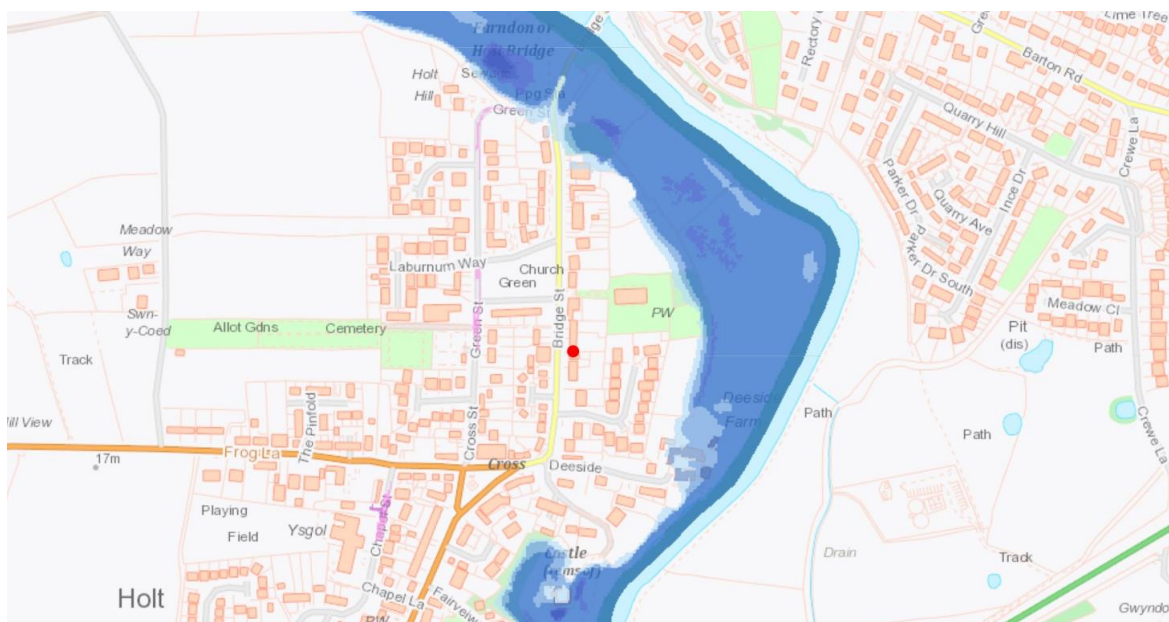
New external walls, roof & ground floor will be well insulated to reduce demand for the space heating system.

The proposed new glazing to the extension will increase solar gains during the colder months to provide warmer, ambient temperatures internally.

The dwelling benefits from a recently installed new efficient gas boiler which will be retained with the space heating system extended into the new extension.

Water

The Tan 15 Development and Flood Risk Map shows that the site is situated in an area “considered to be at little or no risk of fluvial or coastal/ tidal flooding”.



Application site shown centrally and dotted red on flood map extract

The development will not be a risk of flooding, nor will the proposals increase the risk elsewhere.

Biodiversity and Local Environment

No works are proposed to any of the existing landscaping and Biodiversity in the locality of the site. The application site does not fall under any biodiversity conditions.

Waste Management

The proposed development will not provide any additional waste to the dwelling in the long term. In the short term there will be normal waste produced during the construction phase of the development.

7) CHARACTER AND SCALE

Appearance & Scale

The existing cottage is two-storey with a dormer window to the front elevation. It forms part of a terraced mews fronting onto Church Street, Holmlea being the end terrace.



Existing front elevation

Over the years, various additions and changes have been made to the cottages of the mews, but the original heights and ridge line has been respected.

The original construction was red sandstone as evidenced internally on the ground floor. Red Sandstone is typical of the area, although remedial and rebuilding works look to have been done over the years along the whole terrace, using newer bricks and blocks. The external face of the cottage has been rendered.

The roof has a traditional slate finish, with brick chimney and colour matched ridge tiles.

Windows to the front elevation are timber construction bays, with timber brackets under.

A traditional timber porch with slate roof and gallows brackets has been added over the entrance door. Red Sandstone surrounds the entrance door.

No works are proposed to the front elevation other than remedial and make good works.



Rear elevation of the property

The rear of the property has a dilapidated part two storey extension housing a bathroom at first floor and kitchen to ground floor. This was rendered to match the existing cottage, with slate roof finish and ridge kept low to respect the original height.

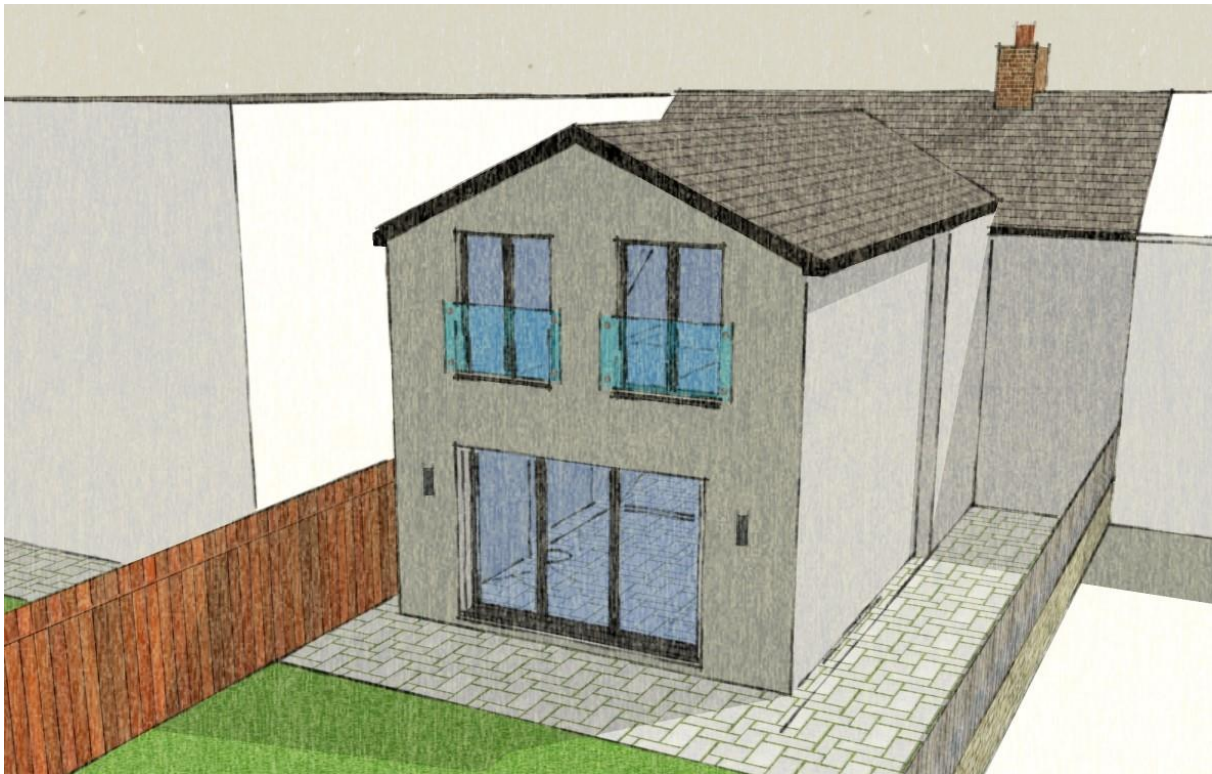
An additional modern conservatory was also added in later years.

It is intended to replace both of these with a more modern constructed two storey gabled extension, with low pitch to keep the ridge line lower than that of the original.

The proposed facing finish will be rendered to match existing, with black rainwater pipes and gutters to match. Slate finish roof is to match the existing.

Timber fascia's will also be painted black to match the existing style.

Large glazed openings with glass Juliet balconies have been proposed to the first floor to blend the old with the new.



Proposed Rear Elevation CGI

Layout

There is an existing conservatory and part two storey extension that is planned to be demolished at the rear of the property. The existing extension is poorly constructed and will contribute to damp and decay if left currently.

On the ground floor, it is proposed to construct a two-storey rear extension off the rear kitchen, providing a new open plan kitchen/ diner.

A new downstairs WC will be provided under the existing stairs.

To the first floor a third bedroom, storage cupboard, laundry cupboard and family bathroom will be laid out in the extension and part redevelopment of the existing first floor.

The adjacent property has recently undergone construction work which includes a two storey rear extension. The proposed length of the extension to Holmlea is intended to match that.

8) COMMUNITY SAFETY

During the design progress design measures have been carefully assessed to help to prevent crime. It is not considered that the proposed development will increase opportunity for crime or reduce the existing Community Safety.

A safety aspect to be considered for the proposal however is the increased chance of injury during the building works and the possibility of increased accessible areas to the building site for break-ins. It is suggested that the building works should be carried out by qualified contractors who follow health and safety guidelines with regard to the local community, local residents and all contractors.

9) MOVEMENT TO, FROM AND WITHIN THE DEVELOPMENT

Matters relating to accessing the proposed development have been dealt with in detail in section 2 of this statement. No amendments are proposed in terms of movement to or from the dwelling.

10) CONCLUSION

This statement has identified that all Design and Access matters have been fully considered at the design stage and that the scheme presented offers a development that complies with National and Local planning policies.