

DESIGN AND ACCESS STATEMENT

**Proposed:
Erection of a detached two-storey
self-build dwelling and garage on former garden of
The Cottage,
Garth Road, Garth, Llangollen, LL20 7UR**



2121 – Miss. B Roberts

November 2022

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Let's Talk Design

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Project Team

Design Team
Client

Ke-design (CM/HRM)
Ms B Roberts

Date of Issue

09/11/2022

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1.0 Summary of the proposal

This statement is prepared by Ke-design in support of a full planning application for a new self-build dwelling, and a detached shared garage adjacent to The Cottage, Garth Road, Garth, Llangollen, LL20 7UR.

This application follows the outline approval (Application No. P/2020/0207) for the erection of a detached dwelling granted 02/11/2020.

This statement provides information and details on the design proposal in accordance with the local and national planning policies.

The document is to be read in conjunction with the drawings provided by Ke-design.

2.0 The Brief & Vision

The Applicant, Ms. B Roberts is the owner and occupier of The Cottage on Garth Road and is looking to self-build on the land adjacent to provide a bespoke home suited to her needs and the site.

Ms Roberts has lived at The Cottage for most of her life, and now wishes self-build to live in a modern, well-designed, energy efficient home and sustainably conscious.

Ms Roberts engaged Ke-design architectural services to design and submit a full planning application following the outline approval.

Ms Roberts has been encouraged and given advice by her friend and self-builder neighbour within the area.

3.0 Applicants Requirements

It is the applicants desire to build a dwelling for themselves that is a lifetime home that will suit their needs in later life, while siting comfortably within the context of the surrounding environment. On approval the site benefits from extensive views to the south making it ideal for a development of a bespoke self-build.

The application is for a 2 storey detached 3-4 bedroom dwelling with its own amenity space and garaging.

They will develop the site themselves employing local trades, subcontractors and builders merchants that will have a direct benefit on the local economy.



Image 01/02: Garth countryside and Llangollen Bridge.

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4.0 Location & Site Description (Site & Context Analysis)

Garth village is located 4 miles east of Llangollen, along the A539 to Wrexham road into the Ruabon mountains. West of Trevor, Garth is a linear village with development either side of Garth Road. The local junior school serves both Garth and Trevor.

Much developed in recent years the village is busy with locals and visitors en route to the nearby Panorama walk which forms part of Offa's Dyke path. Garth has approximately a population of 300 people with the majority of 130 houses are detached.

The site is located a long Garth Road on the south side. The site is unused former garden of The Cottage.

The Cottage and the site is significantly below Garth Road, making it not visible from the road, with access via a long gradual drive, solely used by The Cottage. The plot is south of the access drive and sandwiched between The Cottage and Tir Griffin Close, a 15 year old development of 5 modern houses. The plot benefits from unobstructed south facing views of Froncysyllte, making it an ideal location for the development of a modern dwelling.

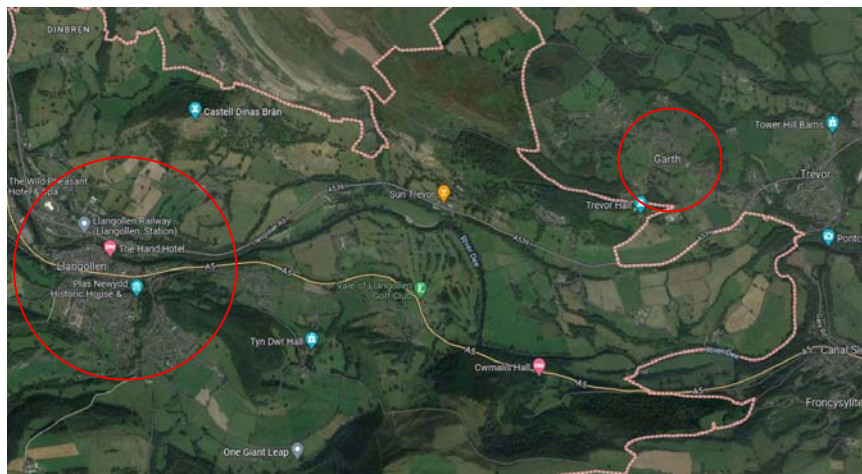


Image 03: Showing the location of Garth to Llangollen town centre.

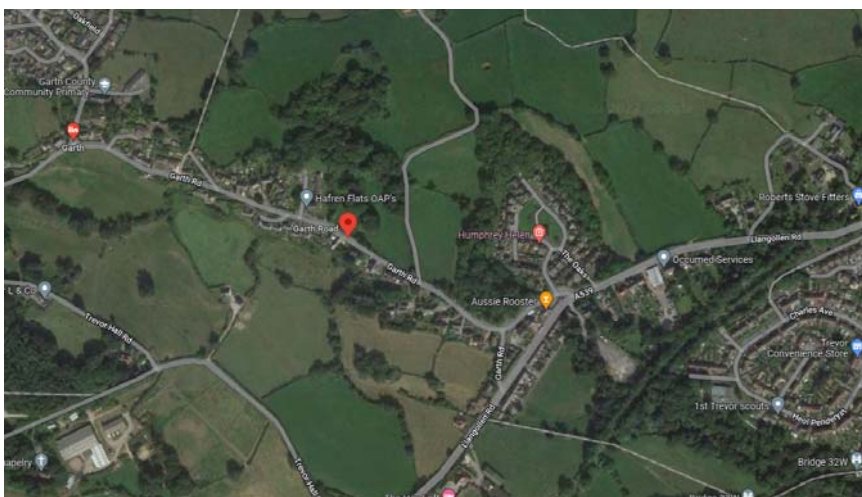


Image 04: Showing the location of Garth Road.

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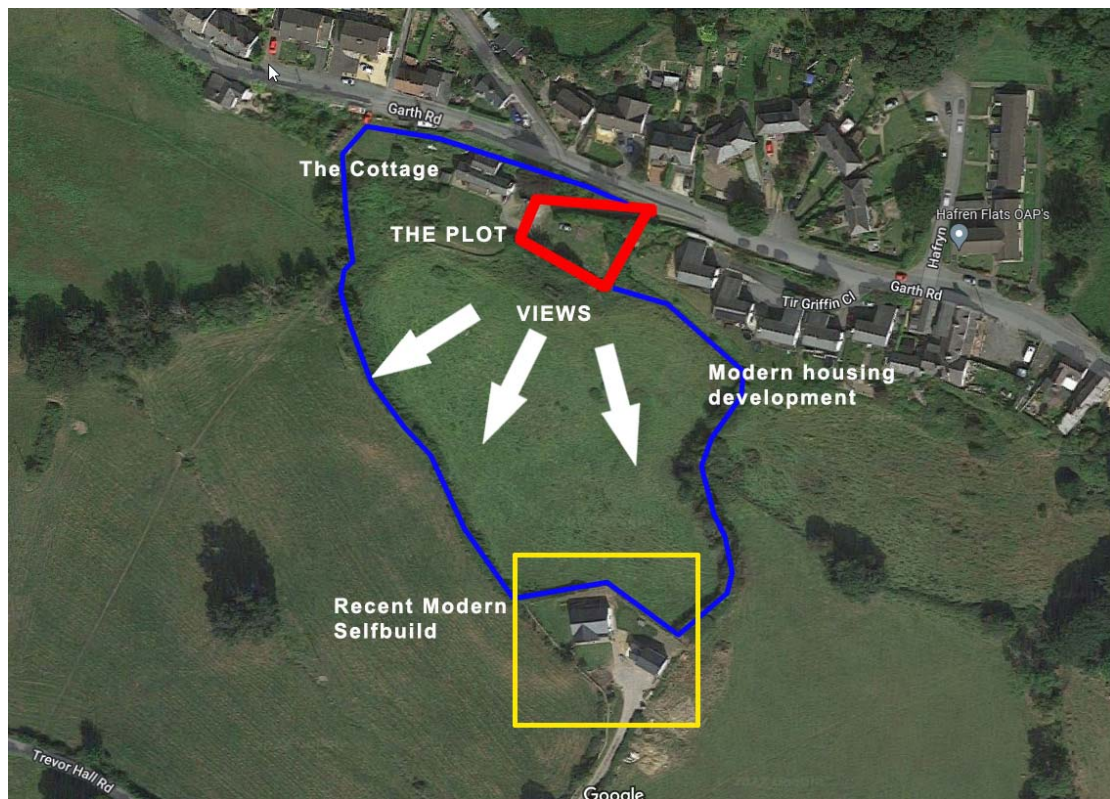


Image 05: Showing the location of the site to Garth Road.

Between the drive and Garth Road is natural vegetation with young trees which provide a natural setting for the properties and add additional screening.
The plot is flat with a retaining wall to the access drive to the north. The land drops away to the sound with the owners field at a lower level.



Image 06/07: Site photos.

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5.0 Site Context

There is a cool mix of house types of different ages. The majority of the dwellings are white rendered with slate tiled roofs and off-street parking.



Image 08: Neighbouring properties. Tir Griffiths Close. Modern development



Image 09: Neighbouring properties. North side of Garth Road

6.0 Design Proposal (Design Development)

Ke-design has been appointed to develop a design for a new dwelling that meets the applicant's requirements and aspirations. The scheme is a great opportunity to self-build a quality modern home with sustainable considerations for the end user's need over a developer's profit. As there is outline approval on the site, the principle of development is not in question.

Following site analysis, Ke-design has produced designs for a moderate modern two-storey family home under that will sit comfortably in the existing setting, borrowing architectural language from the neighbouring properties. Whether the applicant retains ownership of The Cottage or not, there is no garaging with it. Therefore, a shared double garage is proposed.

The proposed 4 bedroom house (3 first floor, 1 bedroom/study at ground floor) is under 200m², with the majority of the accommodation and expanse of glazing with facing south views and access to the proposed garden.

The layout provides modern accommodation that considers function, lighting, and aesthetics. On the ground floor, there is an open-plan living space, separate snug and a home office or fourth bedroom. The main entrance is to the south with a feature staircase off the entrance hall. A utilitarian entrance is to the north into a utility space with plant room and direct access to a shower/WC.

On the first floor, there is a main bedroom with an ensuite and dressing, two double bedrooms generously sized allowing for a dressing space, and a family bathroom. The main bedroom and bedroom 2 open onto balconies allowing the users to appreciate the views. While views of the proposed dwelling will be limited from Garth Road, there are limited opening on the north side elevation to maintain privacy.

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The building sits comfortably within the site and has no impact on neighbouring or opposite dwellings. These designs have been workshopped with the applicant, resulting in the design being submitted for approval.



Image 10: Proposed floor plans.

The design considers natural light and views of the surrounding context and therefore glazing is used across the rear of the house. The overhang balconies provide a covered seating area and porch but importantly allows for shading to avoid excessive solar gain.

Externally, the proposed materials are predominantly white render with vertical timber and stone. Render reflects the appearance of surrounding properties. The building mass is broken up by the cladding and stone features including the chimney breast. This also aims to add to the cultural significance of traditional Welsh cottages and landmarks in Llangollen such as Llangollen Bridge.

7.0 Scale and Amount

The proposed dwelling is of a similar respectful size and massing to the neighbouring properties. The site's natural drop-off from Garth Road provides a benefit by only the first floor being visual from the road, like the properties on either side.

The plot is 834m².

The proposed habitable accommodation is 187m² (Ground Floor= 96m². First Floor= 91m²), making a comfortable home under 200m².

The proposed garage is 6.0m x 6.0m (36m²) externally and will be divided into two resulting in a single-bay garage for The Cottage and the proposed dwelling.

8.0 Landscaping

The proposal offers a south facing garden which wraps around to the west. Hard landscaping will be kept to a minimum as the applicant is a keen gardener.

Natural vegetation between the road and the proposed dwelling will remain to add further screening and enhance the natural setting. Overgrown shrubs and hedgerows will be removed or reduced to result in a tidy and maintained site. There are no significant trees felled in the proposed.

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Image 11: Proposed South (rear) elevation.

9.0 Environmental Sustainability

The applicant wishes to develop a dwelling that is designed with sustainable credentials to provide user comfort and be environmentally conscious. The proposed will be built to near passive haus standard, with high insulation values and using modern technologies.

Sustainable approaches and features intended for use in the proposed include: high levels of insulation, low air permeability, low energy lighting, photovoltaic cells to the south elevation roof, rainwater harvesting, the use of more environmentally conscious materials, low E double glazing, efficient heating systems and more.

The applicant also wishes to use local builders and supplies as part of a sustainable conscience.

Additionally, properties of biophilic design are implemented throughout the design to provide a home that enhances well-being and supports longevity.

Having the opportunity to take on a self-build project will provide a sense of achievement for the client and result in a home that fits her current and future desires and needs.

Therefore, the dwelling aims to stand the test of time and be of significant enhancement to the local setting.

10.0 Access & Movement

From the outline approval, the existing access is not deemed acceptable for an additional dwelling due to the difficult nature of making a left-hand turn.

The outline planning application was approved with a newly designed access further west along the boundary of wall to Garth Road. Following further analysis of the proposed and discussions with a building contractor, this solution is not feasible and not financially practical.

Therefore, highways consultants Woodsyde Developments Ltd have been appointed to design an alternative solution that will be supported by Wrexham Planning Highways department. Mr Andrew Gough of Woodsyde Developments has been in discussions with the highways officer and generated a proposed solution that involves adjusting the existing access that the highways officer is happy with.

The proposed drawings and report is submitted with this application.

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The site layout and dwelling positioning allows for vehicle manoeuvring to access the highway in a forward motion. There will be no gates to the proposed access allowing vehicles to pull straight in.



Image 12: Existing access to The Cottage off Garth Road, to be altered.

11.0 Drainage

The proposed site foul and surface water is designed by Woodsyde Developments. This supplementary information is submitted with this application.

12.0 Response to Planning Policy

Planning History

The proposed site has current outline planning permission for a single dwelling

Comparable Planning Applications

While every planning application is to be considered under its merit, we would like planning to be mindful of the following approved application:

P/2020/0465

Full Planning

The Bryer (Bryer Studios), Trevor Hall Road, Garth, LL20 7UP

Within proximity to the proposed site is the new dwelling, The Bryer, which can be seen from the proposed site as it sits further down the hill to the south of the site across farm fields.

The Bryer received planning approval to demolish the existing bungalow together with the adjacent garage, by replacing it with a two-storey new build.

The property is a three-to-four-bedroom home with an open-plan living area, separate snug, a balcony off the main bedroom containing a dressing and ensuite, and a downstairs utility space. All these features are like those of the proposed dwelling, making this approved planning application a relevant case study. The external materials and the overall scale are similar to the proposed with white render and timber cladding.

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Image 12: Location of The Bryer to the proposed site.



Image 13: The Bryer approved elevations.

13.0 Planning Policies

It is understood that this application will be assessed against relevant Local and National planning policies.

All policy is guidance and subject to interpretation. We believe that the proposed application does not go against National or Local planning policy.

The application should be assessed and judged on its merit and consistent with other application decisions.

Ke-design has considered several design aspects for the proposed new build and therefore approached the design scheme in mind of the National Planning Policy Framework (NPPF), Supplementary Planning Documents (SPDs) and Wrexham Unitary Development Plan.

Strategic Policies PS1-PS4, and Development Objectives Policy GDP1 from the Wrexham Unitary Development Plan are significantly considered, with the following in particular:

Policy PS2

Development must not materially detrimentally affect the countryside, landscape/townscape character, open space, or the quality of the natural environment.

Policy GDP1

- Ensure that built development in its scale, design, and layout, and in its use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality.
- Take account of personal and community safety and security in the design and layout of the development and public/private spaces.

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- c) Make the best use of design techniques, siting, and orientation in order to conserve energy and water resources.
- d) Ensure safe and convenient pedestrian and vehicular access to and from development sites, both on-site and in the nearby locality.
- e) Ensure that built development is located where it has convenient access to public transport facilities and is well related to pedestrian and cycle routes wherever possible.

14.0 Community Safety

An undeveloped / vacant site is always a security and safety risk. They can become overgrown and look abandoned. This attracts the site being used for uncontrolled parking, fly tipping, drug taking.

Currently The Cottage is an isolated dwelling. The development of the garden will make the site more secure, with the 2 properties in view of each other will make the site feel more secure.

Good design improves the well-being and the feeling of safety. The layout and open nature of the southern amenity space offers natural surveillance as opposed to high security fencing which creates a fortress like appearance.

While the existing access is not used for lefthand turning, and there is no record of any accidents reported following a vehicle exiting the site, the proposed improvements to the access will be a benefit of the development.

15.0 Conclusions

The applicant seeks support and approval from Wrexham Council Planning department for the proposed modest dwelling off Garth Road. It is well-designed in its appearance and function; it sits well in the built environment and has no impact on neighbouring dwellings.

The design proposal aims to achieve the client's wishes whilst respecting local vernacular and providing a lifetime home for the applicant.

The proposed will be built as sustainably as possible to meet and go beyond the current building regulations, resulting in a new up-to-date energy-conscious home enhancing the local setting.

This application is being submitted with confidence that it meets the National and Local planning policy. Ke-design expects engagement with the case officer if they have any concern and over the project and the opportunity to amend the design to gain a positive decision.