

Blueprint Architectural Services Ltd

Office 3K4, Redwither Tower, Redwither Business Park, Wrexham. LL13 9XT

Tel: 01978 356500

Design@blueprintarchitectural.com

www.blueprintarchitectural.com

Design and Access Statement



Statement prepared for:

Statement required for:

Proposed rear extension to existing dwelling within conservation area.

1. Brief:

- 1.1** Our client has approached us to prepare and submit a planning application for an extension to their home.
- 1.2** Located within the conservation area specific elements of design need to be considered when developing schemes for extended elements to protect and enhance the character of the area.
- 1.3** Worthenbury conservation area was first designated in March 1971 and its boundary amended in April 2000. Worthenbury is recognised to promote and support developments that are in keeping with, or enhance, the character of the Worthenbury Conservation Area.
- 1.4** As stated within the conservation assessment and management plan: *Wysteria Cottage is set back from the road behind a low brick wall with concrete copings and decorative 20th century railings above. The walling is of Flemish Bond brickwork in the local brown/red brick. The cottage was extended to the west to create an arched under-carriage to the rear of the property.*

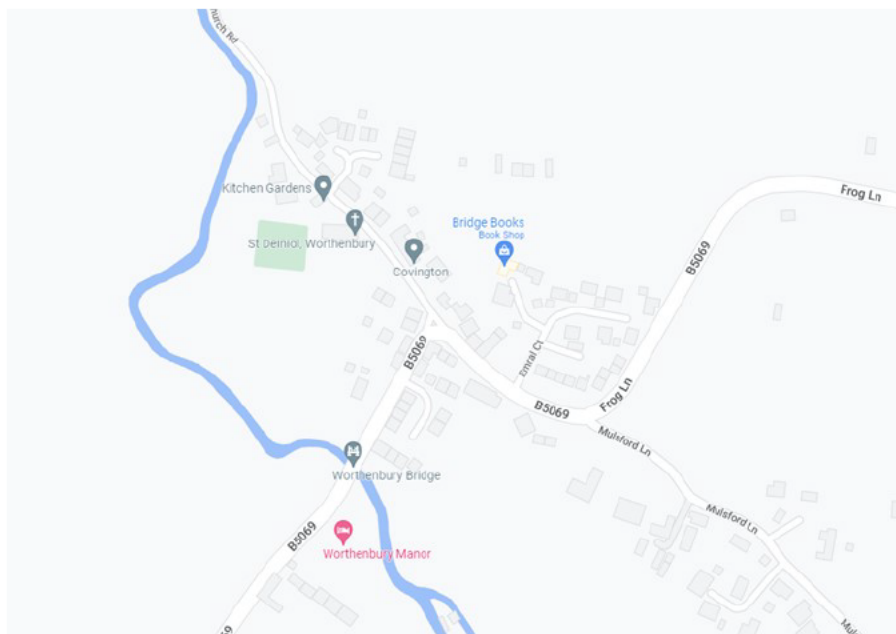


1. Existing Property

2. Access, Movement to and from the Site:

- 2.1** The site address is Wisteria Cottage, Worthenbury. Although Worthenbury lies within the boundary of Wrexham County Borough it is situated geographically on the Cheshire Plain. The village is approximately 8 miles to the southeast of Wrexham between Bangor Is y Coed and Malpas on the B5069.
- 2.2** Access into the site is to remain unaltered with parking provision to be retained.

- 2.3** The B5069 and A525 Link the village of Worthenbury to Bangor-on-Dee and the city of Wrexham. Following the B5069 through the village, heading towards Marchwiel using the A525 to the city of Wrexham. The A525 provides a direct route to the city centre of Wrexham. In the opposite direction the A525 provides another route into the English town of Whitchurch, which is easily accessible.
- 2.4** Should occupants from the dwelling require access to the larger road networks the A483 is a short distance away from the site and can be accessed off the B5426 Johnstown, and also off Twining Hill junction (A539), providing access to the A483 at the Ruabon intersection.
- 2.5** The A483 by-pass provides residents of Worthenbury direct links to the town of Oswestry in a southerly direction & the City of Chester via the north bound carriageway. As well as accessing the locations as stated above the A483 also provides access to the larger road networks of the A55, M53 & M56 meaning the cities of Liverpool, Manchester are approximately an 1hr 30min from our application site.



2. Map of road network.

- 2.5** The main road through the village centre is known as Church Road which leads to Frog Lane.
- 3. Character:**
- 3.1** Worthenbury is a prestigious village much sought after as a place people wish to move to because of its picturesque surroundings and rich architecture.
- 3.2** Church Street Road has a large range of architectural styles and building types. The most prominent building within the village centre is the Saint Deiniol's Church, when approaching Worthenbury village, the tower of Saint Deiniol's Church dominates the skyline. It is set in an elevated position and is framed by a line of lime trees around the edge of the graveyard. The view of the church from Worthenbury Bridge is especially picturesque with the surrounding open fields adding to the pastoral scene.

- 3.3** Another focal point in the village is the site of a once large oak tree with circular railings in the 'square', which is formed by a right-angled bend in the B5069 and the junction of Church Road. A new oak tree has been planted to replace the original tree.



3.

The Worthenbury Oak.

- 3.4** A number of properties in the area are subject to a Grade 2 listing. These include the Admiralty House which is a late Georgian two storeyed building built in Flemish Bond brickwork. It has a symmetrical façade arranged around a central door with door-case and is separated from the road by railings with arrow-head finials, giving the building a superior aspect to its neighbours. The Malt House is another attractive and distinctive Grade 2 listed building of three storeys in height. It is late 18th to early 19th century building that incorporates an adjoining cottage to the east once used as the village post office, both of which are architecturally outstanding.



4.

Grade 2 listed buildings.

- 3.5** Walking along Church Road it is evident this residential area has been altered significantly over the course of many years. Wisteria Cottage itself has been extended to the rear and west to create an arched under-carriage to the rear of the property.
- 3.6** Elevational treatments used on the existing dwelling are aimed at respecting the character of the adjacent properties.

4. Appearance/Design Principles & Concepts.

- 4.1** The proposed extensions and alterations to the property aims to produce a Dwelling that is more appealing, in-keeping with the surrounding properties in terms of the form of construction.
- 4.2** A single storey extension has been introduced to the rear of the property, allowing an internal re-configuration of the Kitchen and Dining space.
- 4.3** The proposal also allows for a more aesthetically appealing building fitting in within its surroundings. This method of approach continues to respect the existing street scene whilst delivering our clients request.



5. Proposed Elevations

5. Community Safety

- 5.1** According to information available to the general public there has been 7 crimes reported in the vicinity for the month of October 2022. Crimes vary from anti-social behavior to criminal damage, violence and sexual offences and arson. This information has been obtained from the Police website (www.Police.uk)

6. Environmental Sustainability

- 6.1** The extended elements will be fully insulated to meet the requirements of the current Building regulations, thus ensuring the dwelling will be thermally and acoustically efficient, upgrades will also be applied to the existing property by means of consequential improvements as set out by current Building regulations requirements.
- 6.2** New double-glazed units are proposed to be installed within the dwelling further improving the existing properties thermal conductivity.
- 6.3** Improvements made to the existing dwelling will allow our clients to reduce their own carbon footprint.

7. Conclusion:

- 7.1** Due to the properties position in relation to the street scene and being identified as a building of visual interest we feel the improvements proposed at the rear as part of this application, will not affect the character of the area and create an interesting addition to the conservation area.
- 7.2** We feel the local authority should support an application of this nature allowing our clients to make home improvements to provide them with a better quality of life.
- 7.3** The additions to the existing property will safeguard and improve its carbon footprint with the additional insulation and upgraded windows proposed as part of the scheme.

Document Prepared by:
Abigail Lauren Valentine
Trainee Architectural Technician
on behalf of Blueprint Architectural Services Ltd
Revision A Emily Megan Jackson 13/01/2022