

BA3565 - 10 Wynnstay Lane, Marford, Wrexham, LL12 8LF

Design and Access Statement

Householder planning application for the proposed extension and remodelling of an existing family dwelling and associated landscaping.

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Executive Summary

- The application is for the extension and interior remodelling of an existing family dwelling.
- The proposal is to construct a new extension that is architecturally and materially appropriate to the context.
- The proposed extension will be subservient and sympathetic to the existing dwelling with a flat roof design and large apertures to connect the internal spaces to the garden.
- The extension will reflect the dwelling's existing architectural character and aesthetic.
- Interior reconfiguration to the ground floor is proposed to achieve a more suitable layout for modern family living.
- The proposed renovation of the existing garage will enhance the dwelling's usable space.
- Sketch options were explored in the initial stages to achieve the best layout to satisfy the applicant's aspiration for the dwelling.

1 Introduction

This statement forms part of the planning application for the proposed extension and remodelling of an existing white rendered dwelling and associated landscaping at 10 Wynnstay Lane, Marford, Wrexham, LL12 8LF. 10 Wynnstay Lane is a 5 bed family home which was in a poor state of repair before a recent refurbishment throughout. It is located within the much sought-after village of Marford.

The property has a private position and is approached via Wynnstay Lane leading from Marford Hill (B5445). A gated driveway provides ample parking.

The existing property consists of a ground floor and first floor of habitable accommodation. The two accommodation floors consist of five bedrooms, two generous sized reception rooms, an enclosed kitchen space with dining area and utility and W.C. A double garage completes the ground floor offering. The property is set in approximately 691sqm (0.17 acres) of land, consisting of an attractive private and enclosed garden. The site is bordered by neighbouring homes to the east, west and south.

The home suffers from an awkward interior layout with lack of flow and connectivity between the spaces, leading to disconnection between rooms and their users. Our proposals will seek to modernise and improve the internal layout, creating better flow and connectivity whilst also modernising the appearance, massing and performance of the dwelling.

Our proposals will seek to extend the property sympathetically to reflect the existing architecture and reconfigure the interior layout to provide much needed open-plan living space for modern family living.

This statement is to be read in conjunction with the associated supporting documents including:

- Application Form
- PL-001 Site Location Plan
- PL-002 Existing Ground Floor Plan
- PL-003 Existing First Floor Plan
- PL-004 Existing Elevations 1 of 2
- PL-005 Existing Elevations 2 of 2
- PL-006 Existing Landscape Plan
- PL-101 Proposed Ground Floor Plan
- PL-102 Proposed First Floor Plan
- PL-103 Proposed Elevations 1 of 2
- PL-104 Proposed Elevations 2 of 2
- PL-105 Proposed Landscape Plan
- PL-106 Proposed Exterior 3D Visualisations
- PL-107 Proposed Interior 3D Visualisations

2 The Location and Context



Aerial View of 10 Wynnstay Lane, Marford.

2.1 The Location

10 Wynnstay Lane is located one mile south of Marford village centre. Marford is a village in Wrexham County Borough, Wales, near the English border. Marford covers some 750 acres (3.0 km²), where the hills of north-east Wales meet the Cheshire Plain. The Welsh border town of Wrexham is located 4.5 miles south of the property.

Distant landmarks that can be seen clearly from Marford include Eaton Hall, Chester Town Hall and Chester Cathedral. Beyond that on the Cheshire plains, Peckforton Castle and its hills form the skyline, with the outcrop of rock at Beeston Castle.

2.2 Context

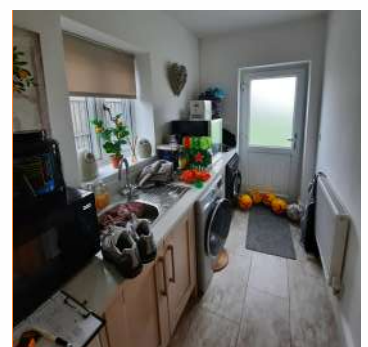
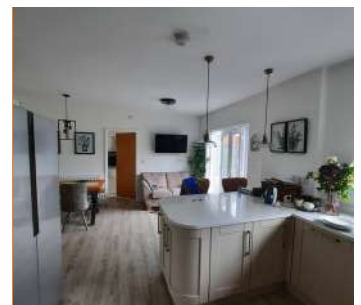
The site is located a short distance from the A483, which is the principal vehicular route between Wrexham and Chester to the north. The existing property is located in the village of Marford, within a mature, developed residential setting and with the benefit of all the local village amenities including a primary school, village shop, community centre and The Trevor Arms and Red Lion public houses. The Marford Quarry North Wales Wildlife Trust Nature Reserve is one mile north of the property.

The house is accessed from Wynnstay Lane, shortly after the junction with the B5445, that immediately forms an area of private secure car parking to the north of the dwelling. The dwelling is positioned centrally within the site with a substantial area of lawn located to the south of the property. The existing dwelling comprises a two-storey house. There is a kitchen, utility, WC and two generous-sized reception rooms at ground floor, plus double garage. At first floor there are five bedrooms, two with ensuite and a family bathroom. The entire property is white render with a timber porch and grey tile roof with appropriate scale windows and doors.

The property was substantially renovated in recent years by the former owners, the result of which has created a disconnected internal layout with poor flow between spaces.



Above Left: Exterior photograph of the principle front elevation. Above Right: Exterior photograph of the rear elevation.



Left: Existing rear elevation of the house. Middle: Interior photograph of the existing kitchen/dining area.

Right: Existing kitchen and utility room

3 Design

3.1 Design Brief

This application is for the proposed extension and remodelling of an existing family dwelling.

The design brief is to incorporate a rear extension that is sympathetic and subservient to the existing dwelling, to remodel the interior spaces and provide an open and flowing kitchen, living and dining space that modernises the property and creates a visual and physical connection to the external garden space.

The initial design brief was to explore the following works:

- Review the existing floor plan to understand the available area for development.
- Rationalisation of the existing ground-floor circulation space.
- Undertake a review of the existing kitchen / living / dining area with a view to improving the internal flow and its relationship with the garden.
- Potential relocation of the utility room and ground floor WC into one of the existing garages to provide additional space for the open-plan kitchen / living / dining area and a side access.
- Potential reconfiguration of the hallway to improve both natural light levels and its relationship to the kitchen area.
- Consideration of a small single-storey rear extension as an option to improve the kitchen / living / dining area.
- Utilise existing fenestration where possible.

3.2 Design Development

Sketch options were explored in the initial stages of the design to achieve the best layout and relationship of rooms to satisfy the applicant's aspirations for the property.

These options explored the design that would best achieve a successful family living, kitchen and dining space, with adjacent lounge space which were all focussed around the new extension and the circulation between the spaces, together with a reconfigured utility and W.C within the double garage.

Throughout the design development stage careful consideration was given to designing an extension that was subservient to the existing property and also retained the character of the original house, whilst providing a visual and physical connection between the internal rooms and external terrace and garden.

3.3 Design Proposal

Following this initial development, further design reviews and comparative analysis of the proposed sketch options highlighted an opportunity to further improve the proposals for both the existing house and extension spaces.

Existing house:

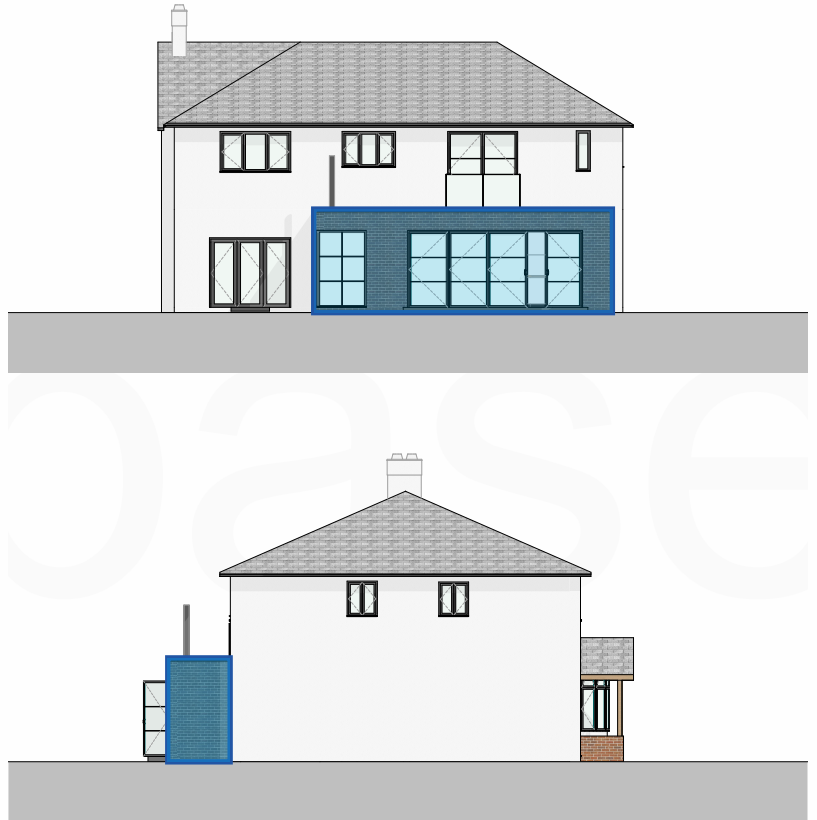
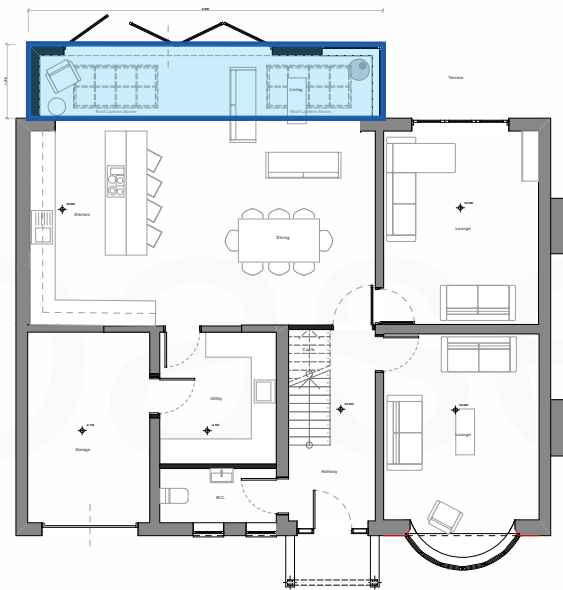
- The proposal utilises most existing window and door openings in the home.
- The remodelled ground floor will see the demolition of internal partition walls between the current kitchen and utility and hallway, plus the removal of the rear kitchen French doors, single leaf utility door and kitchen, W.C and utility windows.
- The proposal also seeks to remove the central garage door and replace with 2 no. narrow crittal style windows.
- The current utility and W.C will be repositioned within the double garage, with the vacated space incorporated into a large open-plan kitchen, dining and living area. The two reception rooms will be retained and refurbished.
- At first floor, a set of French doors with Juliet balcony are proposed in the existing master bedroom, which will replace the existing standard window set in this location.

Extension:

- As illustrated overleaf, the proposal seeks to construct a new 15sqm footprint single-storey, flat roof ground floor extension at the rear of the property (shown in blue overleaf), unseen from the public highway.
- The extension will be subservient to the existing dwelling and will share its architectural character, with a grey/blue engineering brick facing facade and proportional apertures.
- The proposed flat roof means the extension will be just 3.0m tall, remaining subservient to the primary dwelling.
- The flat roof design will also eliminate any negative impact upon the existing first floor accommodation's access to views, natural light and ventilation.
- The layout and position of the extension will encourage a physical and visual connection and flow of movement between the existing dwelling and the south facing rear garden. It will also help to eradicate the disconnect between the habitable spaces that exist in the current layout.
- The large west and south-facing corner window incorporated into the new extension will maximise light and views, connecting the internal area to the external gardens.
- Two roof-lanterns will be incorporated to the extension to maximise light into the space.



Aerial view of the proposed extension



Above. Proposed ground floor plan and elevations (proposed extension indicated in blue).



Above. Proposed front elevation with central garage door removed and replaced with 2 no. windows

3.4 Planning History

The previous planning applications associated with the property available to view on the Wrexham County Borough Council website include:

Planning Application ref: P/2018/0430

On 21st June 2018, planning permission was granted for the erection of a two-storey side extension and alterations to the dwelling.



External visual of the proposed rear extension



External visual of the proposed rear extension

3.5 Use

The application does not involve a change of use.

3.6 Scale

The footprint of the proposed extension is 15 sqm and 3.0m in height to the top of the parapet around the flat roof, retaining subservience to the original property.

3.7 Appearance

The material palette proposed across all elements of the application seeks to complement the existing dwelling and the surrounding context, retaining the character and feel of the place. The extension will be grey/blue engineering brick (tbc), with a singly-ply flat roof (or similar). The extension will not be visible from the public highway.

The massing of all proposed elements seeks to demonstrate subservience to the existing dwelling and to reflect the character of the existing house. Large crittal-style lattice windows, French doors and roof lanterns to the extension maximise sunlight into the interior spaces whilst creating an 'orangery' aesthetic.

The central garage door will be removed, blocked-up and rendered white to match the existing property facade, with two narrow crittal style windows incorporated in this location to serve the new W.C. location. The easternmost garage door will be retained as this area of the garage will remain as existing. The replacement of the central garage door with two windows together with the removal of the existing side utility and W.C windows and rear doors will help to eradicate the clumsy and disorganised appearance of the existing window locations and sizes found across the property.

3.8 Landscaping

The existing rear hardstanding terrace will be extended to accompany the new extension, with potted plants and shrubs incorporated to allow for easy maintenance. The remainder of the rear garden and front driveway will remain as existing. The trees and bushes to the southern and eastern boundaries of the property will remain untouched, continuing to act as an effective natural acoustic and privacy screen.



Above. Interior view of the proposed extension, creating a open-plan kitchen, dining and living space.

4 Access & Highways

There will be no changes to the existing access into the site. The clients will continue to access the property via the drive/courtyard and enter the curtilage directly from Wynnstay Lane.

5 Drainage & Flooding

5.1 Drainage

The existing drainage will be utilised as part of the proposed works.

5.2 Flooding

The site is not at risk of flooding and the proposed works will not introduce a risk of flooding.

6 Conclusion

- The proposal is for the construction of a 15 sqm footprint single-storey rear extension to an existing family dwelling.
- The height of the proposed extension (3.0m) will retain subservience to the original property.
- Highways safety would not be compromised by the proposals.
- The proposals would not contravene any local or national planning policy guidelines.
- The proposals would not have an adverse impact on neighbouring properties.
- The proposed extension is not seen from the public highway.
- The proposals will create a much-required open-plan kitchen, living and dining space for modern family living plus a utility room and W.C. The proposals also improve the appearance of the current dwelling, whilst demonstrating subservience to the original property and reflecting its architecture.



Above. Interior view of the proposed extension, creating a open-plan kitchen, dining and living space.