

Project **Proposed Refurbishment and Extension to Graig Cottage, Bangor On Dee, Wrexham, LL13 0AD**

JIG/1732/22

Initial Date May 2022

Local Authority Report **Access Statement**

Stage 3

Access Statement relating to a Full Planning & Listed Building Application

Proposed Refurbishment and Extension

Building Known as Graig Cottage
Graig Lane,
Bangor On Dee,
Wrexham,
LL13 0AD

May 2022

Local Authority Report **Access Statement relating to a Full Planning & Listed Building Application**

Prepared by: J R Jones RIBA

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1.0 Preamble

1.0.1 This Statement considers the intention to carry out the refurbishment and extension to Graig Cottage, Graig Lane, Bangor On Dee, Wrexham LL13 0AD.

2.0 The Applicant

2.0.1 The Applicant is Mr M Roberts

3.0 Access

The objective is to ensure the property does not fall in to further disrepair, but is brought back to life, by creating a contemporary home, marrying the old with new.

3.0.1 While preparing the design, consideration was given to the following legislation and guidelines, New Design for Old Buildings. Technical Advice Notes, 12 & 24 – The Historic Environment. LPGN 4, LPGN 20, LPGN 30, The Disability Discrimination Acts 1995 and 2005 (DDA), BS8300: Code of Practice (2009) "Design of Buildings and their approaches to meet the needs of Disabled People", Approved Document Part M of the Building Regulation and the Commission for Architects and the Built Environment CABE: "Design and access statements" and CABE "The principles of inclusive design (2006) "

3.0.2 The general aim is to provide an accessible building that is inclusive. The client for this project was clear in his request that he wanted to retain the cottages appearance from the principal elevation with any extensions being sympathetic in terms of their impact on the existing structure, whilst maximising the views to the East towards Bangor on Dee and beyond. His desire to retain as much of the internal structure of the cottage has been made clear from the outset, and with the clients brief to provide a decent family home for himself and his wife, who needs to be always on the ground level due to health issues, we set out to provide the space they needed without impacting adversely on the existing Cottage. There had previously been three substandard extensions added to the property over the years, these provided additional living accommodation including Bathroom, Kitchen, and further sanitary accommodations. These have since been demolished, but formed large areas of additional footprint, used in the calculation of new extensions now provided. From the front elevation the extensions appear as solid garden walls in typical Garden wall brickwork construction and give the appearance of a formal garden / courtyard behind the property. The extension itself is predominantly glass, this is to appear as window looking in and seeing the cottage as well as out toward the view over Bangor on Dee. A simple shadow detail is proposed at the junction of the wall between the old and the new, this we propose to be a simple lead clad section, so the eye is not drawn to the gap, but rather views the buildings rather than focus on the junction between the two.

3.0.3 Vehicular access is already present Graig Lane and by means of a driveway leading to an open space adjacent to the main entrance of the property. The gradient of the drive and parking area at the approach to the main access and is in accordance with Approved Document Part M of the Building Regulations.

3.0.4 Currently there is a single step up to access the kitchen area from the. However, there are no additional steps within the property. A ground floor WC is on the principal level and is inclusive to all.

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