

Local Authority:
Wrexham

Development location:

The Barn
Fron Isaf
Chirk
Wrexham
LL14 5AH

Date: 19/10/2022

DESIGN & ACCESS STATEMENT

Removal of conservatory & installation of single storey extension

Description of Application:

The application is for the erection single storey side/rear extension to the dwelling

Type of Application:

Householder Planning application

Site Designation:

The site is located in the Hamlet Fron Isaf, Chirk, Wrexham.

Roles of this Design and Access Statement:

Provides evidence to justify the proposals in terms of National and Local Planning Policies. Explanations relating to the objectives of good design have been applied and giving reasons where they may not have been applied. Set out the established vision and principles of the scheme. Demonstrates that the principles of sustainability have been addressed. Illustrates how conflicting demands have been considered and how these have influenced the proposal. Ensures that design issues have been considered and potential problems have been solved

Policies considered:

The policies considered relate to the Wrexham Local Development Plan

- Development Policy: General Development Principles.
- Strategic Policy: Natural Environment
- Development Policy: Development and Landscape.
- Development Policy: Sustainable Design and Materials.
- Strategic Policy: A sustainable Rural Economy.

Heritage:

The Barn, is located on the outskirts of Fron Isaf, there is a variety of different architecture in the local area, but consideration has been given to proportion, height, massing, bulk use of materials, alignment and treatment of setting when designing the subject extension.

Accessibility:

Requirements, were applicable, and with regard to The Workplace (Health, Safety and Welfare Regulations 1992) will be applied. Building Regulation approval is required for the building, and approved document (Access to and use of buildings,) does not apply. The setting and design of the building is such that access to and from the building and circulation within the building by disabled persons may be considered acceptable under The Disability Discrimination Act 1995 (as amended 2005) as reasonably may be expected with consideration to the building use.

Character and Design:

The design of the building considers the following:

- Existing buildings, infrastructure and rural landscape.
- Landscape, culture and biodiversity.
- Locally distinctive patterns and forms of development.
- Boundaries and building lines.
- Easily recognizable and understood features and landmarks.

Building Location:

The location of the proposed extension is on the East side of the main dwelling, seen from the primary elevation.

Proximity to dwellings:

The Barn is a detached residential house, there are no other dwellings in the near vicinity, therefore the proposal will be unintrusive and have no burden on the neighbours, no windows have visibility to any neighbouring properties.

The proposed extension:

The extension has been designed to complement the traditional stone building with a modern architecturally inspired side/rear extension, the extension aims to bring vast amounts of natural daylight into the cottage to compensate for current light levels caused by the small window openings. Removal of the dated and thermally inefficient conservatory from the primary elevation of the property will enhance the local area.

The extension will add necessary floor space to the dwelling even though no further bedrooms are being added, it will also allow the main bathroom to be moved to upstairs which will create a better living environment.

There is no requirement to alter any existing drainage or surface water connections, the property has a modern water treatment plant already so no requirement to upgrade.

Extension inspiration: Modern black single storey extensions, complimenting the traditional stone cottages/buildings. Large glazing throughout, shallow pitch or flat roof.



The proposed extension will incorporate timber and aluminium glazed windows on the North, South, West elevations, the window style is “casement” the colour for the window frames is Black.

Black vertical timber cladding will be installed on the all elevations of the extension.

Five skylight windows will be installed on the extension flat roof to allow for natural daylight to flood the property.

Facia / soffit boards will be colour matched with the windows and cladding this provides continuity within the proposed design.

The proposed extension has been designed to be economical, its high levels of floor, wall & roof insulation will ensure the extension requires only a small amount of heating.

Community Safety:

All access routes are fit for purpose considering the building use.

Energy: Energy use will be minimal. The use of double glazed argon filled k-Glass window panels will meet and exceed the current building regulations requirement.

Flooding:

Consideration has been given to the potential for flooding and the location of the proposed site is low risk of flooding, all existing guttering from the outbuilding is to be connected into existing surface water drains.

Materials and resources:

The building materials used in the external wall construction, floor and roof are robust and long lasting.

Structural Frame: Timber

Roof: UDPM flat roof

Walls: Timber cladding

Floor: Concrete

Water runoff from the roof is connected into existing drains from the original structure, these have been tested and found to be in good working condition.

Landscape and Biodiversity.

The construction of the building will not have an impact on habitats, species, and other features on the site. Damage to the natural environment will be kept to a bare minimum.

Movement:

Movement to and from the site has been considered and found to be safe.

Social, Economic and Physical Contexts:

Social:

The social context has been considered in relation to its design and location which will not have a negative impact on people living within the locality or to visitors of the area.

Economic:

Local builders and suppliers of materials will be used and inexpensive and sustainable construction methods used.

Physical:

This has been referred to earlier in the statement in relation to design and sitting.

Other information forming part of this Planning Application:

1. Location Plan showing the Application site outlined in red and any other land owned by the applicant outlined in blue. (ref: 213)
2. Existing elevation drawings (ref: 200 to 207)
3. Proposed elevation drawings (ref: 208 to 212, 216)
4. Floor Plans (ref: 217, 218)
5. Site/OS plan (serial number 237535)
7. Drainage (ref: 214)

Construction Traffic:

Parking of vehicles for site personnel, operatives and visitors – Limited vehicular activity due to the size of the scheme. Existing onsite parking will be maintained. Loading and unloading of plant and materials - Limited activity due to the size of the scheme– see below. Contractors parking provided within site. Construction phase traffic to be planned and managed on site by Main Contractor. Loading and unloading within the site curtilage.

Surface water:

To be connected into existing drains.

Parking

Not applicable. The development has four allocated parking locations, which is sufficient for the property size, no additional parking required for the application.

Planning obligations

Not applicable. The development does not add additional burden on infrastructure.

Proposed alterations:

1. New concrete footings / insulated concrete slab.
2. Build new extension structure from timber with wall insulation.
3. Install a new timber flat roof, UDPM finish.
4. Install windows onto the North, South, West elevations.
5. New fascia & soffits to be installed on all elevations.
6. Install vertical timber cladding on all elevations of the extension.
7. Install new high efficiency windows.
8. Connect drainage into existing septic tank connections.
9. Connect surface water into existing surface water drains.

All works will be carried/inspected to current UK building control stand