

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 extension and alterations to existing Dwelling and Garage extension to property within a Conservation Area.

1. Brief:

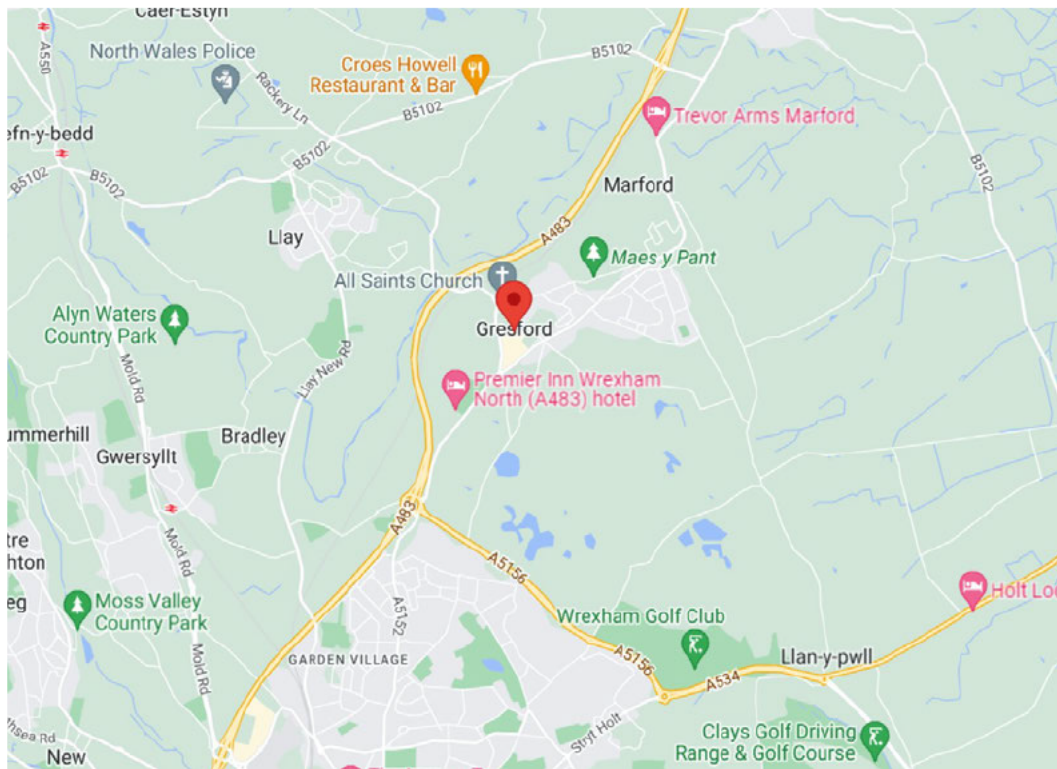
- 1.1** Our client has approached us to prepare and submit a planning application for an extension to their home as a new garage extension.
- 1.2** Located within the conservation area specific elements of design need to be considered when developing schemes for extended elements to protect and enhance the character of the area.
- 1.3** Designated as a conservation area in 1975 and amended in 1999 the village of Gresford is recognised as retaining some historic properties that require a level of protection to ensure their traditional character isn't lost.
- 1.4** As stated within the conservation assessment and management plan: *Glanyllyn - a villa originating from the 1830s as Lake Cottage - was deliberately set back from the road within its own grounds in a prominent position overlooking the lake. Adjoining land was assimilated into the grounds and the whole effect was to use hierarchy of space as a status symbol. Originally symmetrical in form, there is now a bay window to the left and a later projecting extension with a hipped roof to the right. The finer Georgian architectural detail which the building possesses, includes stone quoins, sash windows and a classical pedimented sandstone porch and semi-circular fanlight.*



1. Existing Property

2. Access, Movement to and from the Site:

- 2.1 Glan Y Llyn is accessed off High Street, Gresford which also provides access to All Saints Church, All Saints School, Gresford Park and a number of residential dwellings.
- 2.2 Access into the site is to remain unaltered with parking provision to be retained with the addition of a garage to store vehicles and garden equipment. This will protect vehicles in the winter months and allow the homeowners to install electrical charge points in the future should they purchase electric vehicles.
- 2.3 High Street can be accessed off the B5445 which links to the Gresford roundabout, providing links into Wrexham and Chester. The A483 provides a direct route to the town centre of Wrexham and in the opposite direction the A483 provides another route into Chester.
- 2.5 The A483 also provides access to the larger road networks of the A55, M53 & M56 meaning the cities of Liverpool, Manchester are approximately 1 hour from our application site.



2. Map of road network.

- 2.5 There is a bus stop within walking distance from the site providing non car users with a public transport service accessing the town of Wrexham, the City of Chester and the surrounding villages.

3. Character:

- 3.1** Gresford is a prestigious village and is sought after as a place people wish to move to due to its picturesque surroundings and rich architecture.
- 3.2** High Street has a large range of architectural styles and building types. The most prominent building within the village centre is the All Saints Church which is a Grade I listed building. The All Saints Church is an important landmark which provides a strong sense of place and identity within Gresford. There is a variety of building styles and materials along High Street that make an interesting and attractive street scene.



3. All Saints Church, Gresford

- 3.3** A large number of properties within the Gresford Conservation area are Grade I and Grade II listed buildings. These include the All Saints Church, Achill, Church House, and Strode House which are historically and architecturally outstanding.
- 3.4** Defined as a building of Visual Interest within Greenford Conservation Area Assessment, Glan Y Llyn comprises fine Georgian architectural detail, including stone quoins, sash windows and a classical pedimented sandstone porch to the front elevation.
- 3.5** Elevational treatments used on the existing dwelling stand out among the surrounding brick facing properties. The render adds to the characteristics of the existing building and makes it more prominent within the area while also respecting its surroundings.

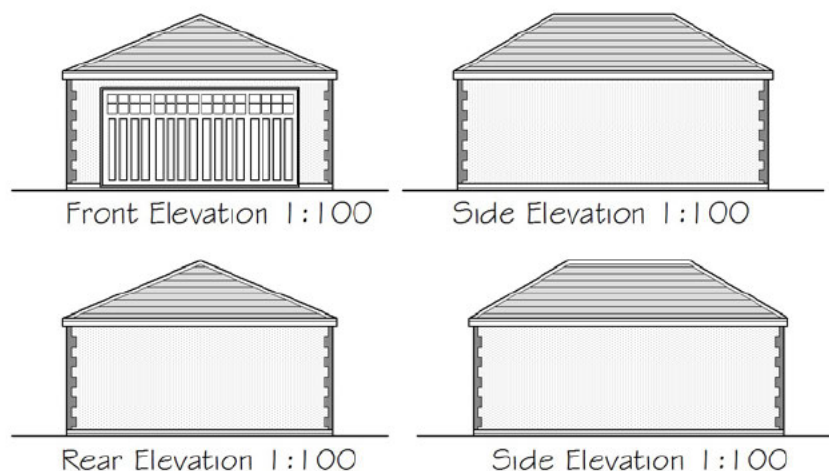
4. Appearance/Design Principles & Concepts.

- 4.1** The proposed extension and alterations to the house are located to the rear of the property and aim to produce an appealing and in-keeping addition to the dwelling in terms of the form of construction. We have ensured all widows and materials proposed match existing styles. The flat roof aspect of the extension allows a modern addition to the dwelling while also respecting its existing character. This extension provides the client with a larger kitchen, family area, sitting area and further natural light into the dwelling.



4. Elevations to Dwelling

- 4.2** The proposed Garage has been designed to ensure it is in-keeping with the dwelling, in terms of materials specified. It is the client's intention to match the render and corner stone details from the dwelling onto the garage. The hipped roof over the proposed garage matches the hipped roof aspect of the existing extension the front of the property.



5. Elevations to Garage

- 4.3** The proposal improves the overall visual appearance of the property. The Garage allows the client to have a place to store vehicles and garden equipment.

5. Community Safety

- 5.1** According to information available to the general public there has been 8 crimes reported in the vicinity for the month of February 2022. Crimes vary from anti-social behavior to criminal damage and arson. This information has been obtained from the Police website (www.Police.uk)
- 5.2** With the inclusion of this development to the area natural surveillance would be vastly improved, with reduced number of blind spots as part of the development put forward.

6. Environmental Sustainability

- 6.1** The extended element 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, we feel the improvements proposed as part of this application will enhance 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:
Emily Megan Jackson
Architectural Technician
on behalf of Blueprint Architectural Services Ltd

Rev A 5th May 2022
Emily Megan Jackson