

DESIGN AND ACCESS STATEMENT

Land to the rear of 15 George Street, Chirk
Construction of 2 bed dwelling house

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Date	02 September 2022
Reference	1008
Revision	A

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1. Application Site

The application site is known as 15 George Street. The site is located in the north of Chirk on the corner of West View and George Street. The host site has an existing semi-detached 3-bedroom post-war house. The application site is within the administrative boundary of Wrexham Borough Council.

The host property is of traditional construction comprising solid masonry walls with painted render, a hipped pitched roof covered with manmade slates and replacement uPVC windows and external doors.



To the front of the property is a landscaped garden behind a hawthorn hedge (approx. 1.2m high). To the side and rear of the property is a landscaped garden with a mixture of lawned areas, gravel and planting beds, with a greenhouse and brick-built garage to the far end. The site is bound by a Privet hedge (approx. 2.4m high) along West View and on the boundary with No16 George Street and No9 West View.

There is an existing concrete driveway with a pavement crossover onto West View.



The plot measures approx. 15m wide x 46m long, with a total area of approx. 688sqm. The site is relatively level.

The surrounding area is mostly residential with a mixture of semi-detached and terraced houses. To the East of the site is the Chirk Community Hospital and to the West is the Kronospan site.

2. Planning History and Constraints

A previous application (ref P/2022/0004) for a similar proposal was rejected on 26th August 2022. This application seeks to address the issues that were raised with the previous application.

A Pre-application enquiry was submitted on 2nd November 2020 and written advice was received 8th November 2020. A copy of the written response is attached.

We understand that a historic restrictive covenant has been removed, which previously prevented that site from being built-upon.

3. Planning Policy

Relevant planning policy have been identified as follows:

- Wrexham UDP Policy H2
- Wrexham UDP Policy EC4
- Wrexham UDP Policy GDP1
- Wrexham UDP Policy T8
- Local Planning Guidance Note 21 – space around dwellings
- Local Planning Guidance Note 16 – Parking standards
- National Space Standards

4. Heritage and Conservation Area

The property is not listed and does not fall within a Conservation area.



5. Proposal Summary

The proposals comprise the sub-division of the site and construction of a new 2 bedroom detached dwelling with associated off-street parking and private garden.

The proposed dwelling will create a 2 bed 4 person house with a GIA of 90m² over the ground and first floor.

In accordance with Policy H2, the site is unallocated land and is within settlement limits, as such the principle of development is acceptable.



6. Design and Materials

The proposed house is rectangular in shape measuring 8.0m front to back and 6.7m width with a hipped roof with a 35 degree pitch. The roof has been designed with an eaves height lower than the neighbouring properties such that the overall height and mass of the dwelling is minimised.

The front of the house will be set back from the boundary with the pavement by 6.0m, from the side boundary (with No9 West View) by approx. 1.3m and the rear boundary (with No16 George Street) by approx. 1.0m.

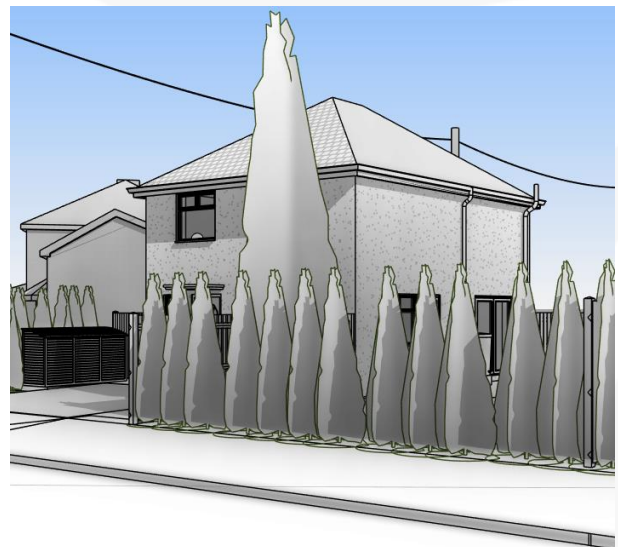
Window designs, dimensions and proportions will be similar to the host property and a cantilevered canopy will be provided to the front door.

External materials will generally match the host property, including rendered external walls, manmade fibre cement slate roof covering, white uPVC window frames and external doors, and black uPVC fascias, soffits, gutters and downpipes.

The garden will be sub-divided with a timber fence 1.8m high. The existing boundary hedgerows will be largely retained. The new dwelling will have a private side garden mostly laid to lawn, with an area of patio. There will be off-street parking for 2 cars on permeable block paving driveway.

As the existing driveway and garage benefitting the host property will be lost, it is proposed to create off-street parking for 3 x cars to the front of the host property with a new pavement crossover onto George Street.

The scale, proportions and materials of the proposed dwelling have been designed and selected to be in keeping with the character of the surrounding area in accordance with UDP Policy GDP1.



7. Amenity

The proposals have been designed to accord with the National Space Standards (NSS).

The new dwelling will be a two storey 2 bed 4 person flat measuring 90m² GIA which exceeds the requirements of the NSS minimum requirement of 79m².

Both bedrooms measure exceed the minimum requirements of the NSS in terms of floor area (11.5m²) and minimum width (2.75m).

The proposed dwelling has a total built-in storage area of 4.0 m² of built-in storage, which exceeds the NSS requirements of 2.0m².

The floor to ceiling height on both floor will exceed 2.3m, except to the under-stair cupboard.

Accommodation Schedule

Room	Floor	Area	Ceiling height
Living Rom	Ground	18 m ²	2.4 m
Kitchen / Dining	Ground	13 m ²	2.4 m
Hall	Ground	8 m ²	2.4 m
Cloakroom	Ground	2 m ²	2.4 m
Cupboard	Ground	2 m ²	Varies
Bedroom 1	First	15 m ²	2.4 m
Bedroom 2	First	14 m ²	2.4 m
Bathroom	First	5 m ²	2.4 m
Cupboard	First	2 m ²	2.4 m
Landing	First	8 m ²	2.4 m
	GIA	90 m²	

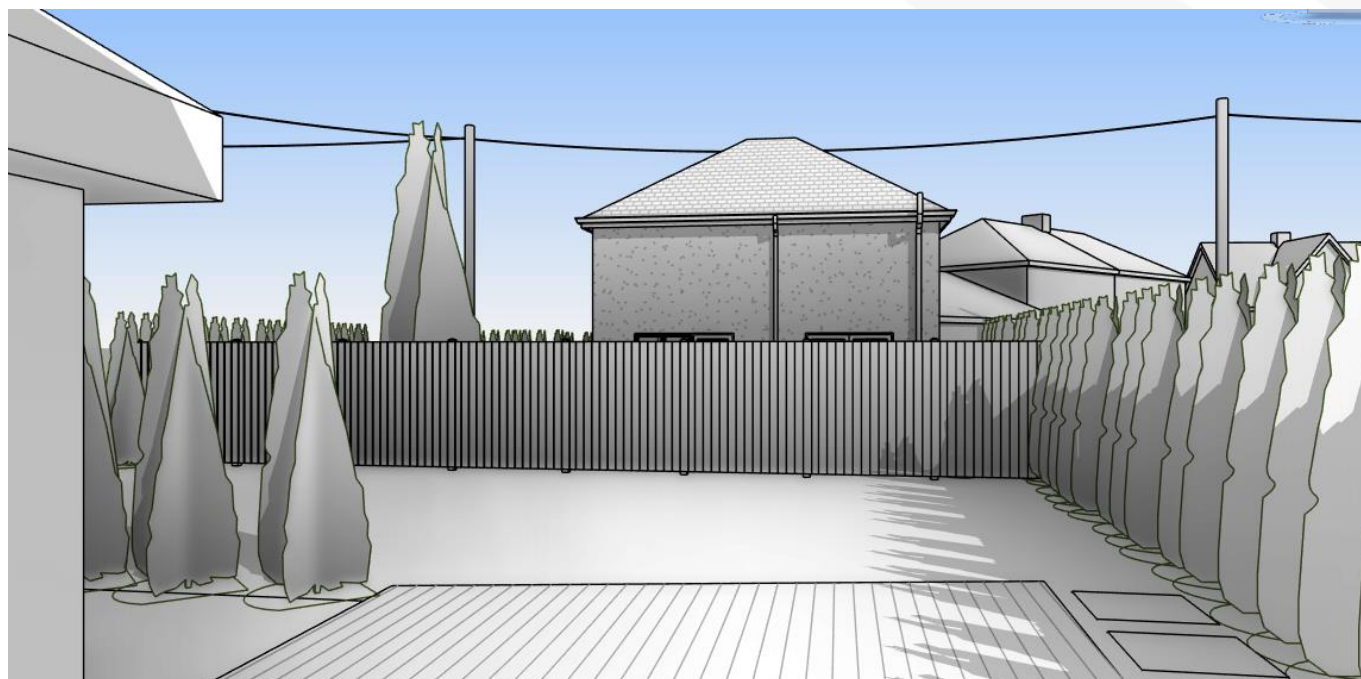


Table 1 from National Space Standards

Number of bedrooms	Number of bed spaces (persons)	1 storey	2 storey	3 storey	Built-in storage
1 Bed	1 Person	39 (37) m ²	N/A	N/A	1.0 m ²
	2 Person	50 m ²	58 m ²	N/A	1.5 m ²
2 Bed	3 Person	61 m ²	70 m ²	N/A	2.0 m ²
	4 Person	70 m ²	79 m ²	N/A	
3 Bed	4 Person	74 m ²	84 m ²	90 m ²	2.5 m ²
	5 Person	86 m ²	93 m ²	99 m ²	
	6 Person	95 m ²	102 m ²	108 m ²	
4 Bed	5 Person	90 m ²	97 m ²	103 m ²	3.0 m ²
	5 Person	99 m ²	106 m ²	112 m ²	
	6 Person	108 m ²	115 m ²	121 m ²	
	7 Person	117 m ²	124 m ²	130 m ²	
5 Bed	6 Person	103 m ²	110 m ²	116 m ²	3.5 m ²
	7 Person	112 m ²	119 m ²	125 m ²	
	8 Person	121 m ²	128 m ²	134 m ²	
6 Bed	7 Person	116 m ²	123 m ²	129 m ²	4.0 m ²
	8 Person	125 m ²	132 m ²	138 m ²	

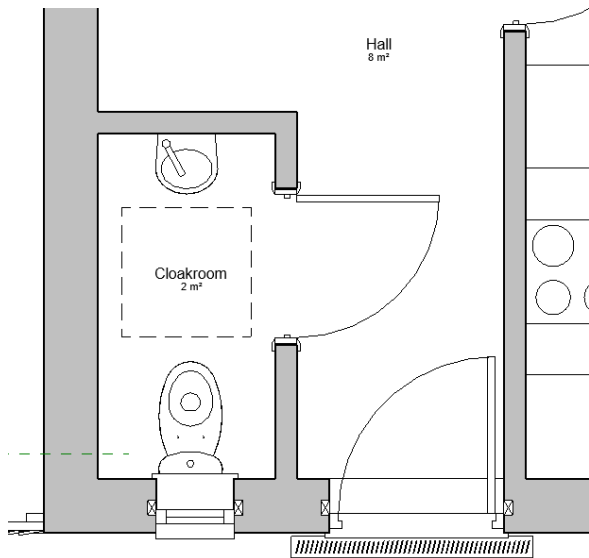
All habitable rooms have windows providing good levels of natural light and outlook.

During the Pre-App, concern was raised regarding the loss of privacy to the rear gardens of No16 George Street. This was not taken into account in the previous application to the satisfaction of the Local Authority. This application has reconfigured the internal layout such that the habitable bedrooms are both to the front of the property. The only windows to the rear elevation will serve the bathroom and the landing. It is proposed that these windows will be high-level, obscured and non-openable so to protect the amenity and privacy of the gardens of the neighbouring properties.

The proposed dwelling is sited such that there are no habitable rooms with windows facing directly opposite neighbouring dwellings with habitable rooms within 21m in accordance with LPG Note 21. There are no windows of a habitable roof facing a flank wall.

It is proposed to sub-divide the existing plot to ensure both the existing host property and the proposed dwelling both have acceptable private garden space. The new dwelling will have a private garden (excluding the front garden and driveway) of approx. 140 m². This will leave the host property with a private garden of approx. 387m² (including the front garden and driveway). As such, both properties will have private garden area far in excess of the requirements of LPG Note 21 requiring 50m² for dwellings designed for 3 or more people.

8. Access



The new dwelling will be designed to meet the requirements of the Building Regulations Approved Document Part M4(1) for visitable dwellings. This will include accessible threshold to the main entrance door and a clear opening width of at least 775mm. The internal hallway will comply with the minimal internal dimensions. A cloakroom is proposed to the ground floor with room dimensions exceeding 1000mm x 2000mm and minimum 750mm clearance in front of the WC.

All controls within the property will be between 450mm and 1200mm above FFL.

There are no changes proposed to the existing approach to or access within the host property.

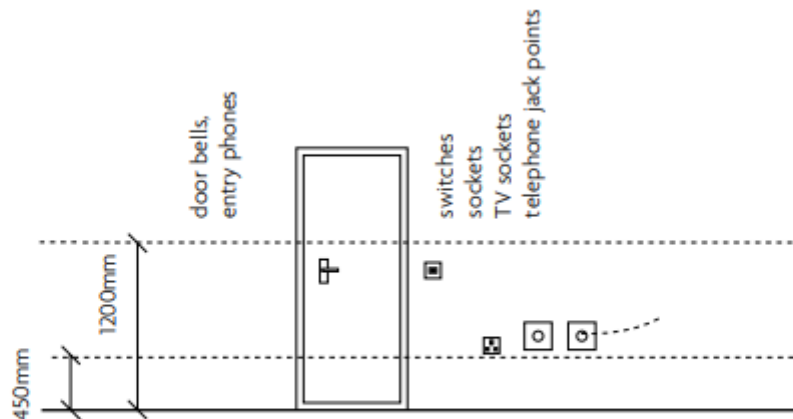
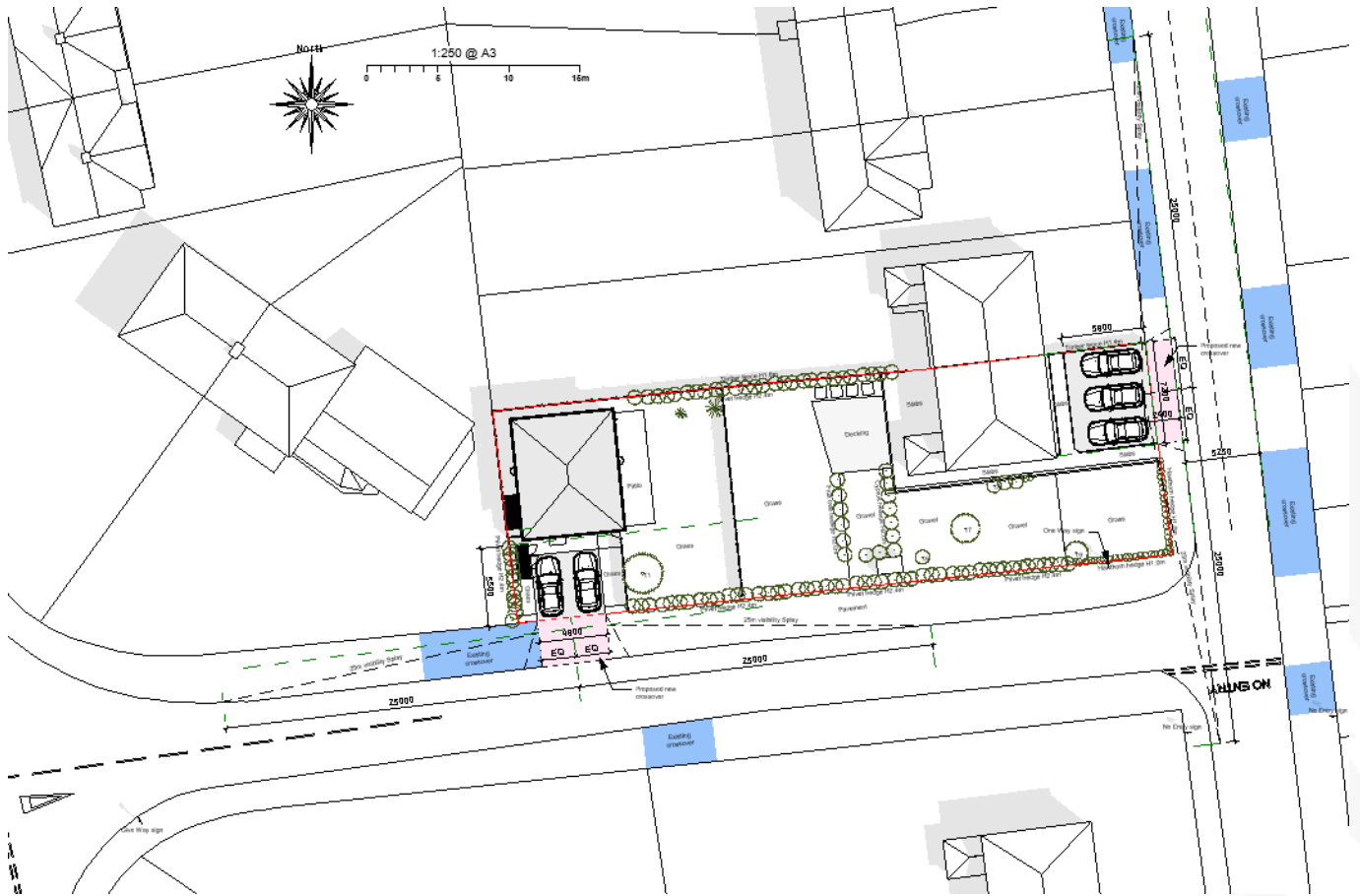


Diagram 1.5 Heights of switches, sockets etc.

9. Transport, Traffic, Parking and Cycle Storage

The proposed dwelling will have off-street parking for 2 x cars in accordance with LPG Note No 16, requiring 2-bedroom dwellings to have 2 car spaces. Additionally, it is proposed to provide parking for 3 x cars to the front of the host property, again in accordance with LPG Note No 16.



In accordance with LPG Note No 21, the front of the house is set back from the boundary by 5.5m such that a parked vehicle should not project onto the pavement. Each space will measure 2.4m x 5.5m.

The driveway will have a clear visibility splay of at least 25m in both directions. There is an existing pavement crossover serving the driveway / garage of the host property and the driveway of No9 West View. The application seeks to widen the crossover to allow for the 2 car spaces. An existing crossover is also present on the opposite side of West View.

The proposals will require the relocation of an existing telegraph pole. Subject to the proposals being granted, discussions will be held with BT Openreach in relation to this.

Although the proposed crossover to the front of the host property is within proximity of the junction with West View and George Street, there are numerous other existing crossovers even closer to the junction.

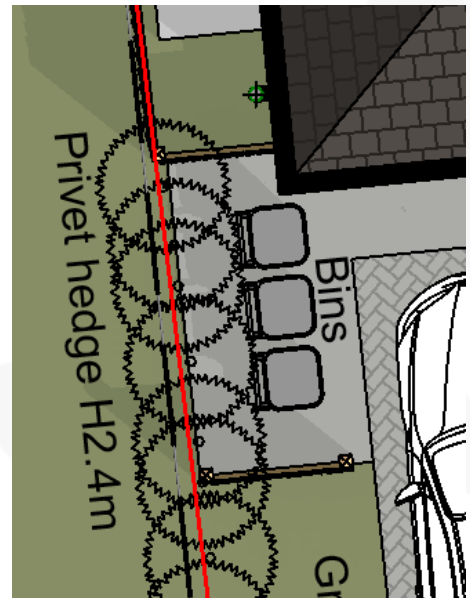
Additionally, in accordance with LPG Note No 21 both the host property and the proposed dwelling have a space for secure cycle parking for at least 2 x bicycles. Proprietary garden / bike store measuring 1.5m L x 1.1m W x 1.4m H are shown for illustration.



10. Waste and Refuse

In accordance with LPG Note No 21, a space is proposed to the front of the property for the storage of bins for recycling and general waste. The bin enclosure will be screened from the highway.

Collection of the bins will be unhindered due to the open nature of the front garden.



11. Security

The new dwelling will incorporate features in accordance with Secure by Design guidance. This will include the following:

- PAS24 approved windows and doors
- LPS 117 letter plate in the front door
- Exterior lighting with dusk sensor to elevations with doors
- Use of smart Meters and located outside of the property

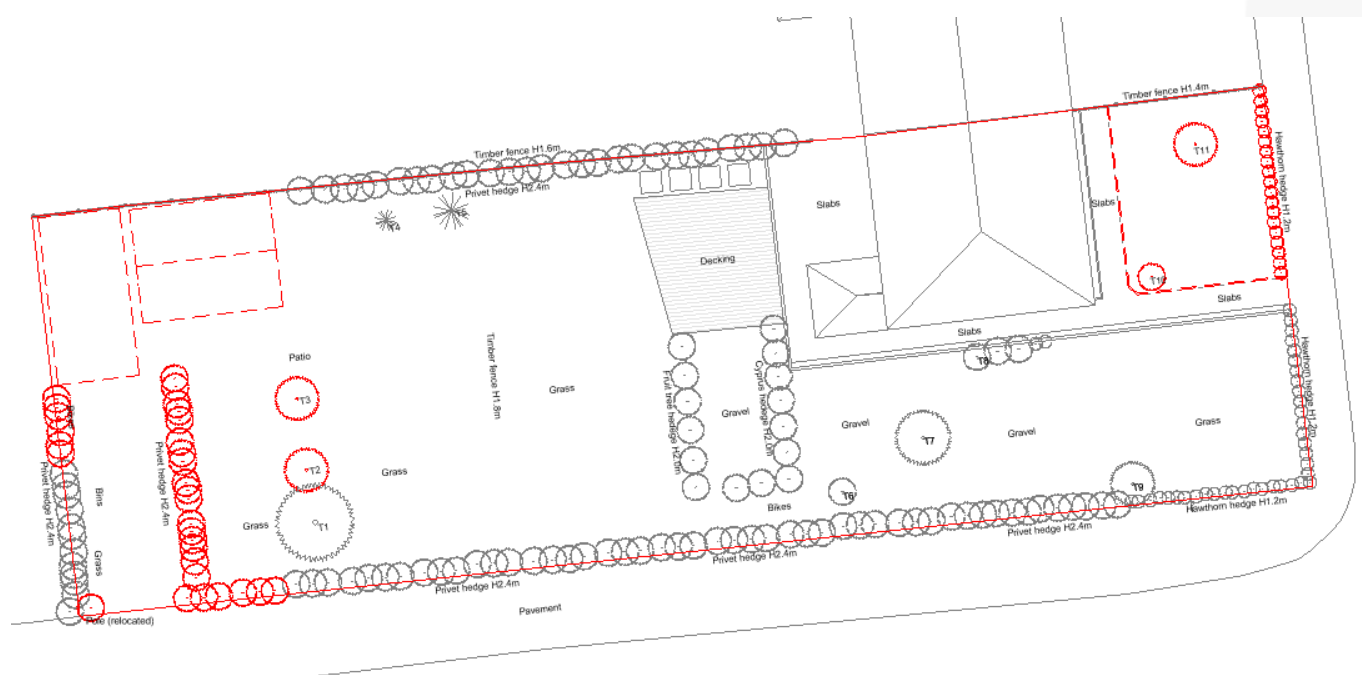
12. Trees and Ecology

There are no significant mature trees or biodiversity within proximity of the proposed dwelling.

The proposals require the removal of the following trees / shrubs:

Ref	Species	Height	Status
T2	Willow	4.0m	Removed
T3	Milk Flower	4.0m	Removed
T10	Leyland Cypress	1.0m	Removed
T11	Betula Pendula	4.5m	Removed

In accordance with Policy EC4, the existing hedgerow to the site boundary will be substantially retained, only removing the sections necessary for the house and frontage for the off-street parking.



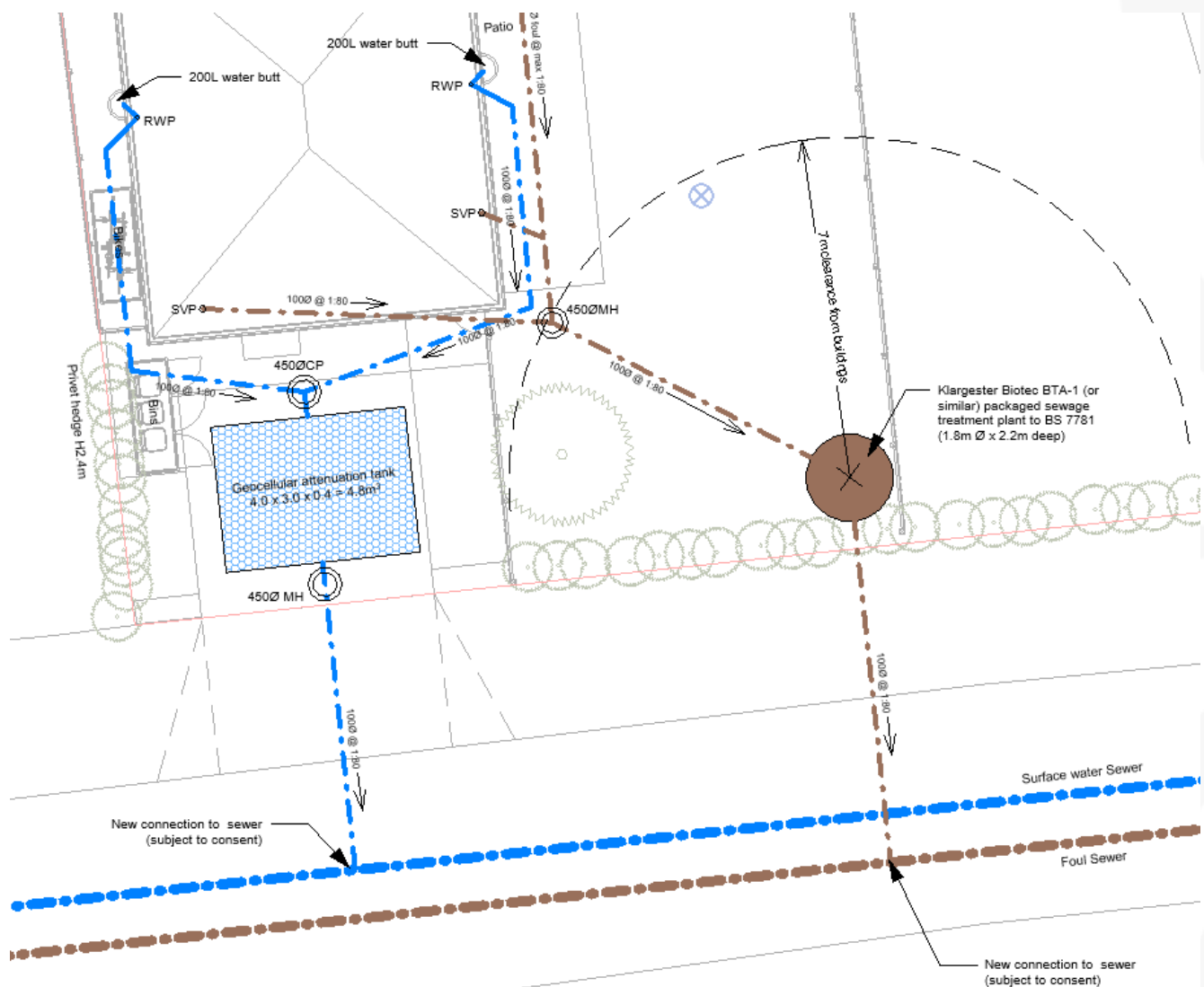
13. Foul & Surface Water Drainage

Concerns were raised in relation to the previously refused application by Natural Resources Wales in connection with the foul drainage and potential impact upon protected sites due to phosphates released into rivers and water courses.

To address this, it is proposed that a private Sewage Treatment Plan (STP) be installed to pre-process and remove phosphates from wastewater. The STP will then discharge effluent into the public foul sewer with significantly reduced phosphate levels.

The STP will be sited within the site but with the required min 7m distance from any buildings. The STP will be readily accessible from the highway for future maintenance and desludging.

Although surface water drainage was not one of the reasons for the previous application being refused, it is proposed to include rainwater harvesting butts to each downpipe and for surface water to discharge into a 4.8m³ geocellular attenuation tank before discharging into the public surface water sewer.



14. Sustainability

The proposals will be built in accordance with current building regulations including measures to minimise heat loss and conservation of energy.

The extensions will incorporate the following measures to reduce the carbon footprint of the proposal:

- Highly insulated floors, walls, roofs, doors and windows
- Good levels of natural lighting
- Low energy light fittings
- Energy efficient appliances
- Low water consumption fittings
- Whole house heat recovery mechanical ventilation system
- Renewable / zero carbon technology, i.e air source heat pump
- Rainwater harvesting and attenuation

15. Conclusion

It is considered that the revised proposals address the previous concerns raised by the Local Authority and consultees, and accord with the relevant local and national policies and address the key points discussed in the Pre-App.

This document demonstrates that the proposed dwelling is appropriate for the site and surrounding area, and has been designed to provide high quality residential environment that would be appropriate and in keeping with the host property and surrounding area.

The proposed dwelling has been thoughtfully designed so not to unduly impact on the neighbouring properties' amenity, whilst maintaining good levels of natural daylight and outlook.

The proposed dwelling and the host dwelling would have off-street parking in accordance with the local policies.

The new dwelling would provide a high quality family dwelling to an area in great need of additional housing.

In light of the above, we would ask the Council to look favourably upon this application.



ASPECT
CONSULTANTS