

APPLICATION FOR EXTENSIONS AT 20 YARWOOD DRIVE WREXHAM LL13 9UJ

FOR MR STEVEN JONES

DESIGN AND ACCESS STATEMENT

Introduction:The application is to construct a two storey side extension.

Existing and Proposed Use:The building is a dwelling house and this use will remain.

Accessibility: the extension will not affect the existing vehicular or pedestrian access to the site. There are no proposals to alter the existing access from Yarwood Drive.

Environmental Sustainability:The works will be carried out using local building contractors which will reduce travel time and also reduce the fuel needs.

The use of water and electric will be monitored during the works and the owners reimbursed by the contractors. This will ensure the builders keep usage to a minimum.

Character:

Scale:The house stands in a mature plot well at the end of Yarwood Drive adjacent to a turning area. The front and side, north and east elevations do not overlook any other property.

The scale will be in proportion to the existing house. The side extension will have a gable with a pitched roof.

The walls will be facing brick to match the existing, with a section of white upvc cladding to the north elevation. The roof will be finished in concrete tiles to match the existing.

There are no plans to alter any of the existing boundaries.

Daylight:The side extension is well away from any neighbours properties and will not cause shadows or shade.

Community Safety:These works will not have a detrimental effect on the community safety of the area.

Movement to, from and within the site:These works will not affect the existing transport links for the village. Existing car parking numbers will be maintained.

