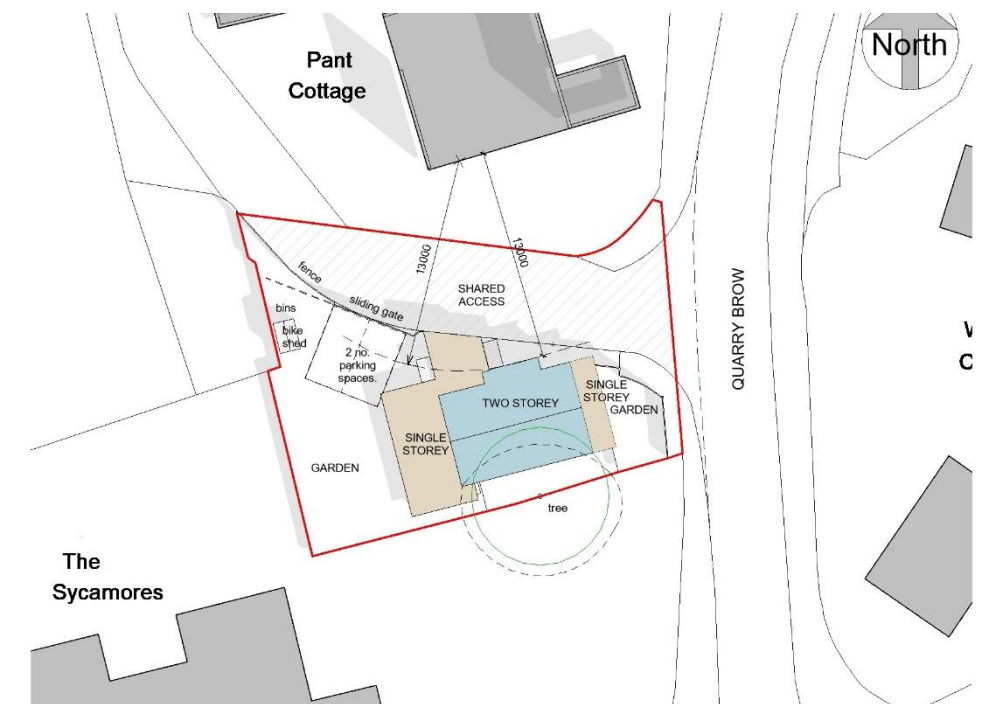


New House at Quarry Brow, Gresford, Wrexham

Design and Access Statement

21 February 2022



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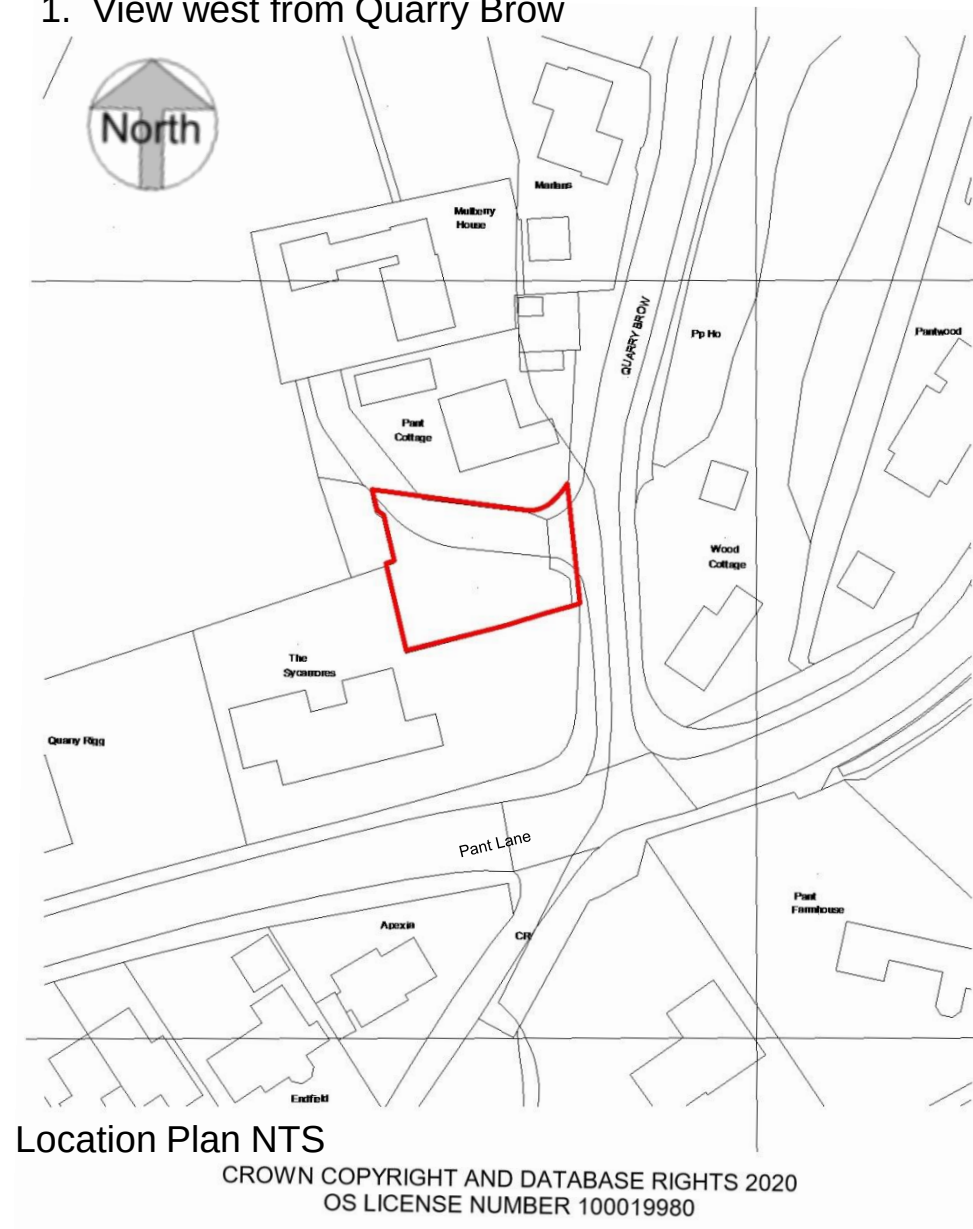
Introduction

This document has been prepared on behalf of Mrs Linda Clark in support of a Full Planning Application for a new dwelling on land at Quarry Brow, Gresford

Brief The brief is for a modest 2 bedroom highly energy-efficient house which is fully accessible for wheelchairs, old age and blind with Low Allergen materials and finishes.

Location The plot is located within the settlement boundary of Gresford where there are a wide range of house and small ancillary building sizes and styles in a haphazard, informal layout in their own plots, from the very small Wood Cottage to the east to larger dwellings like The Sycamores to the south west. The plot includes part of the access road which also serves a new dwelling to the north. The land had been used temporarily for parking and amenity space by the occupants of Pant Cottage but their use of it has now ceased as they do not own it.

1. View west from Quarry Brow



1. Wood Cottage from Pant Lane



2. Mixed sizes and styles of building with an informal layout, with Pant Cottage on the left





1 - Accessibility

Movement to from and within the development

Vehicular access to the site will be via the existing shared driveway off Quarry Brow which is a small and quiet cul-de-sac.

Public transport is located near to the site and it is also possible to walk to, schools, shops, public open space and the community centre from the site.

The house has been designed to be fully accessible and will have level access.



Aerial View



1 - Accessibility

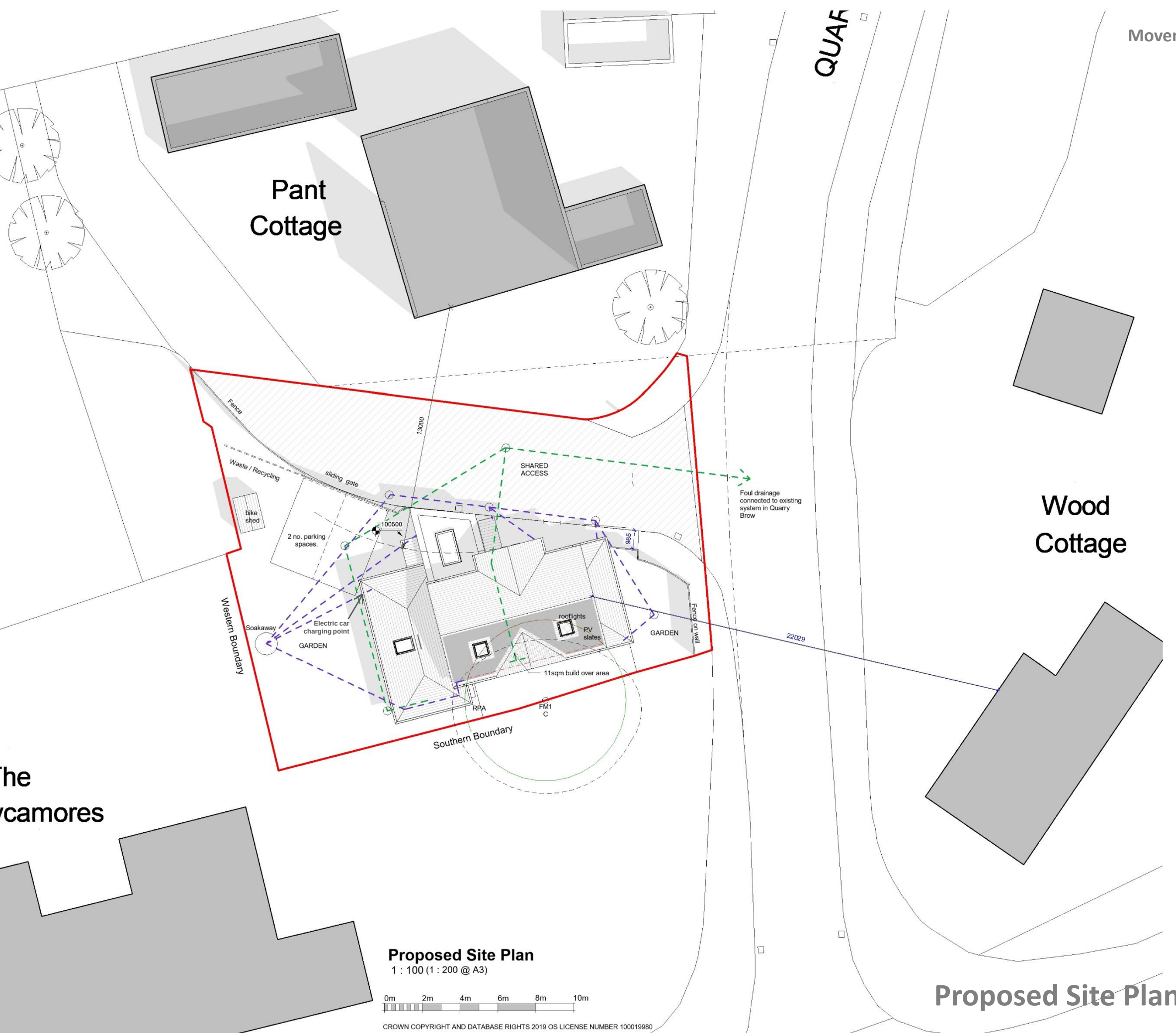
Movement to from and within the development

Movement to, from and within the site is very similar to that which already exists. There two existing parking spaces on site are to be retained and altered to provide two spaces for the new dwelling.

This parking is currently accessed via the existing shared driveway allowing a car to turn before leaving the shared driveway back onto Quarry Brow, this will remain.

There is to be a new sliding gate to separate the private driveway from the shared driveway, along the new fence line this is to give clear definition between public and private space and to protect the applicants property in accordance with Local Planning Guidance Note.24

There is a new bike shed in the garden to support sustainable transport



Proposed Site Plan
1 : 100 (1 : 200 @ A3)

0m 2m 4m 6m 8m 10m

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Proposed Site Plan

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2 - Environmental Sustainability

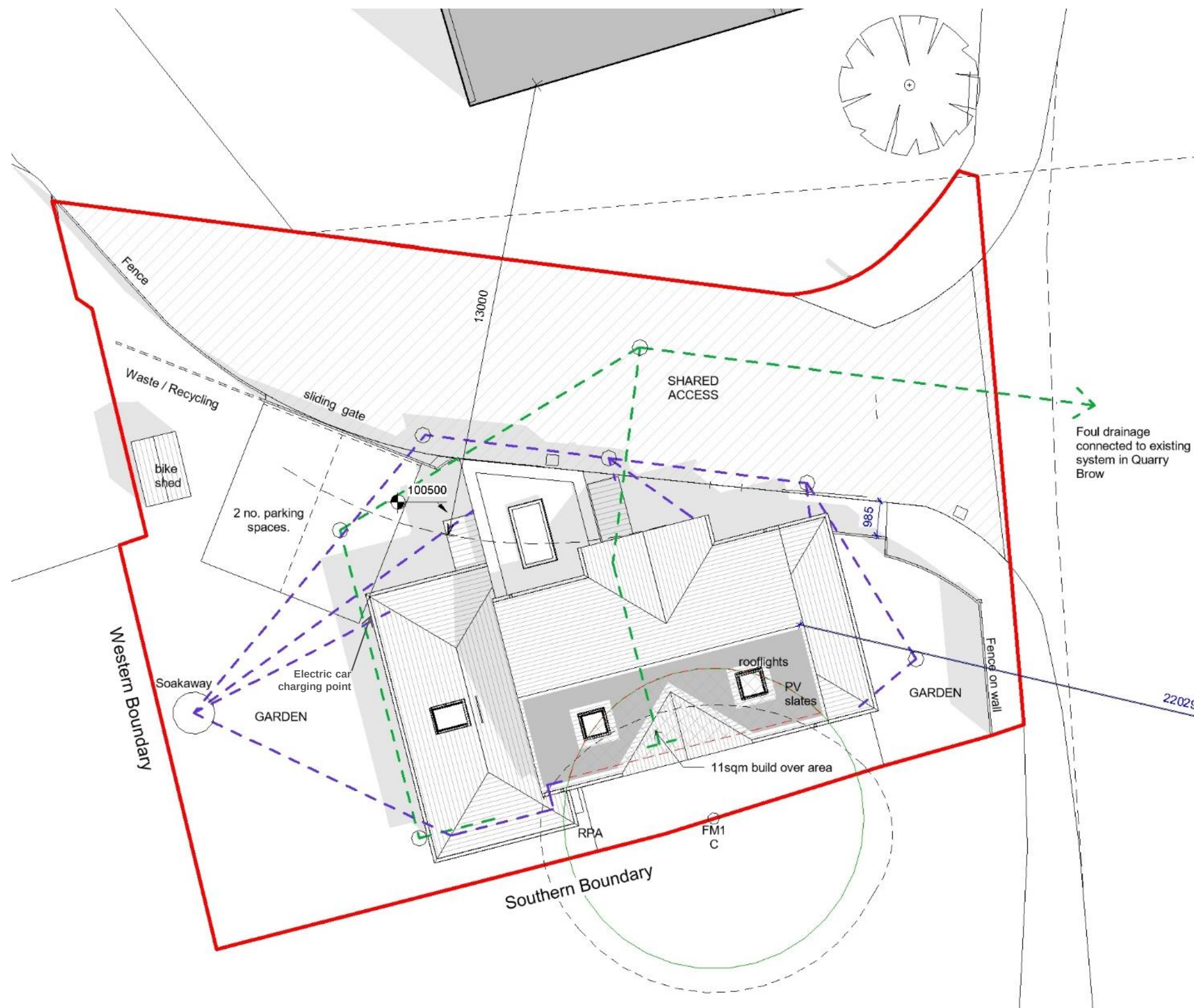
The proposal supports sustainable development by incorporating a solar array on the south facing roof. This is the best location for PV panels as it maximises their potential throughout the day.

There is a new bike shed in the garden to support sustainable transport so that the applicants can safely store a minimum of two bikes.

A number of rooflights are included to maximise sunlight and daylight through the house so that the need for reliance on artificial lights is greatly reduced, therefore saving energy wherever possible.

The existing hedge and tree to the south of the site are to be retained to ensure the proposal is not detrimental to ecological benefits these features provide.

The surface water drainage will be to a new soakaway in the garden to avoid any additional pressure on the existing sewer system, and avoids the root protection area [RPA] of the retained tree.



Proposed Site Plan

3 - Character

Amount, layout, scale, appearance and landscaping

The proposed block plan highlights the minimal impact the new house will have on the site and how it sits in relationship with the neighbouring house, Pant Cottage.

On the drawing we have highlighted the 13m separation distance required from the windows to the blank elevation. This has directly informed the composition of the proposal and the block plan highlights the single storey and two storey elements of the proposed dwelling.

As shown in the arboricultural impact assessment submitted with this application, the tree to the south of the site has also informed the layout and scale of the new house with an 11sqm build over of the root protection area of this tree – the allowable 20% - the house will have minimal impact upon it.

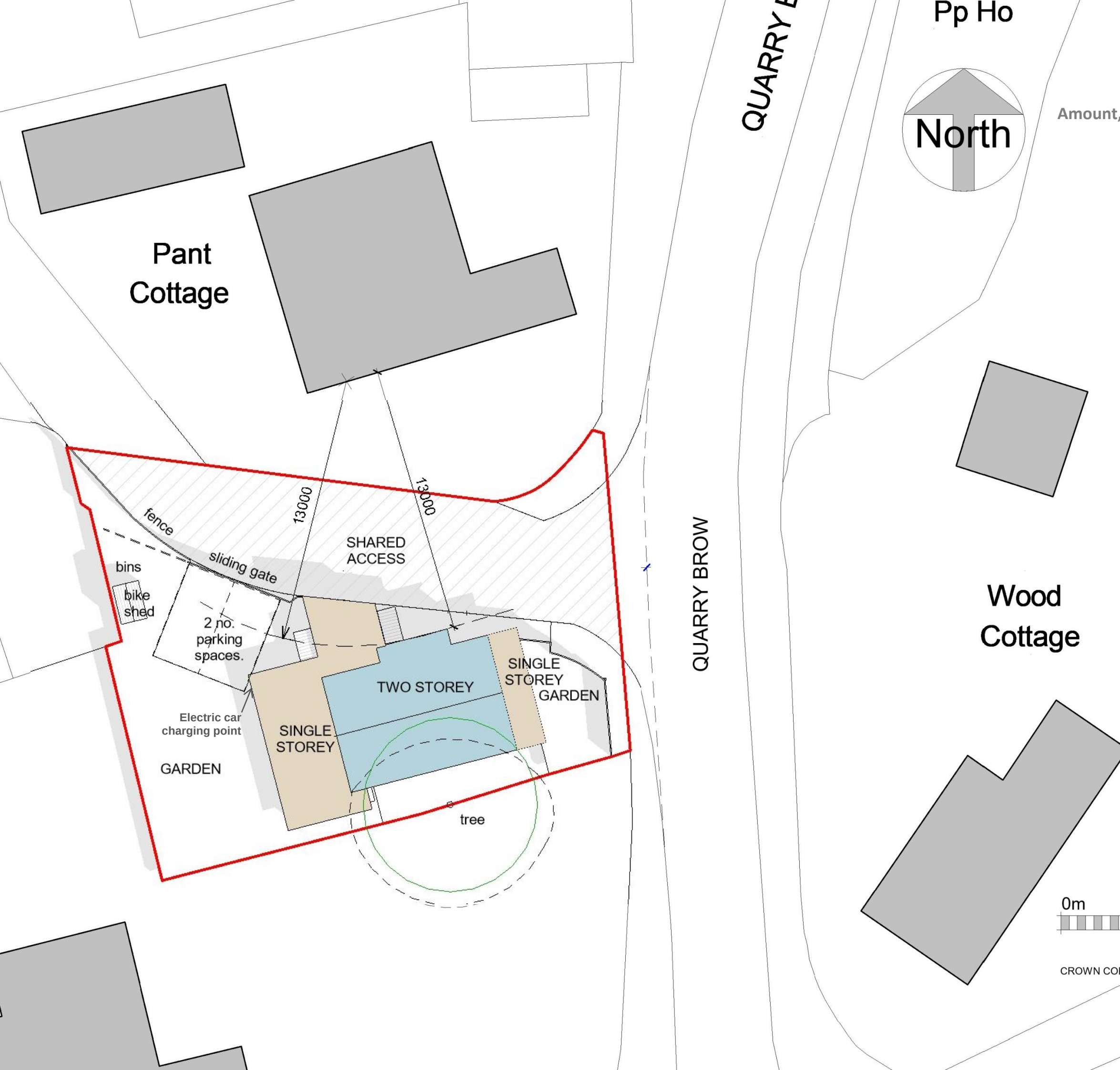
There is a private front and rear garden providing a total of 135sqm of private amenity space, which is well in excess of the required 50sqm.

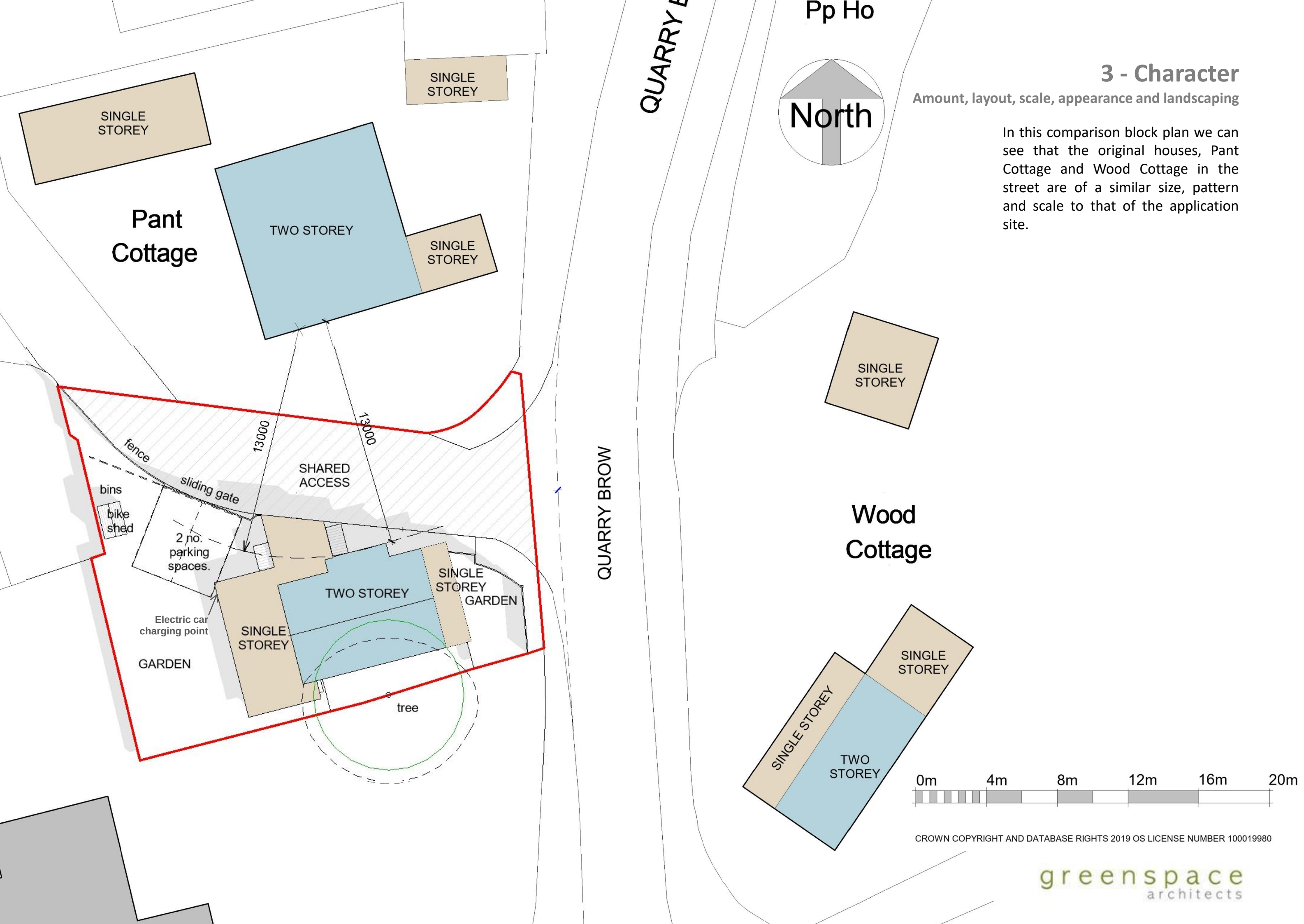
Proposed Block Plan



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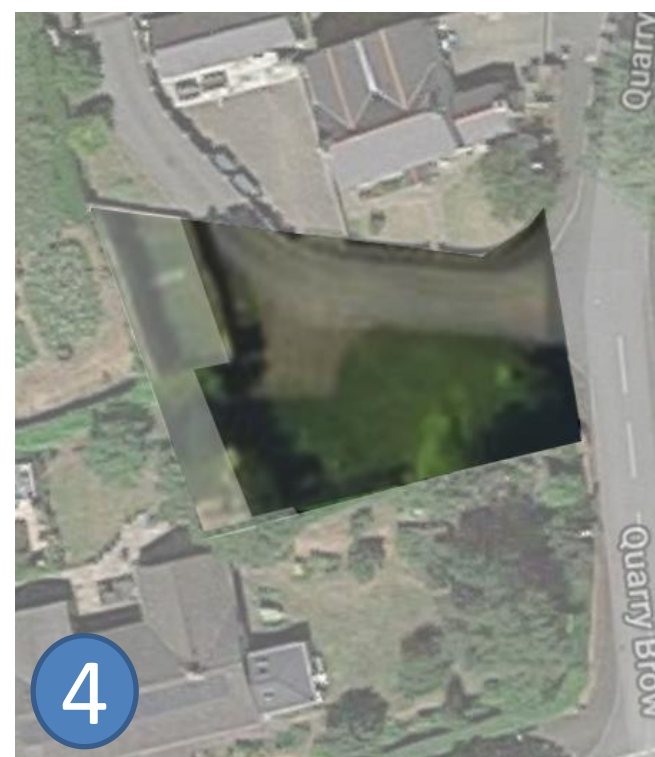




3 - Character

Amount, layout, scale, appearance and landscaping

In these aerial photographs we can compare the application site to already developed plots in Quarry Brow. All of the images from 1 – 4 are the same scale and it is evident that there is precedent for development of this size, scale and layout in the very same street and therefore the proposed development is suitable for the sites size and scale.



Application site

3 - Character

amount, layout, scale, appearance and landscaping

Landscaping

The adjacent plan highlights the amount of private garden space (green) in comparison to the footprint of the house (black).

The garden space at a total of 137sqm is well in excess of the minimum requirement of 50sqm.

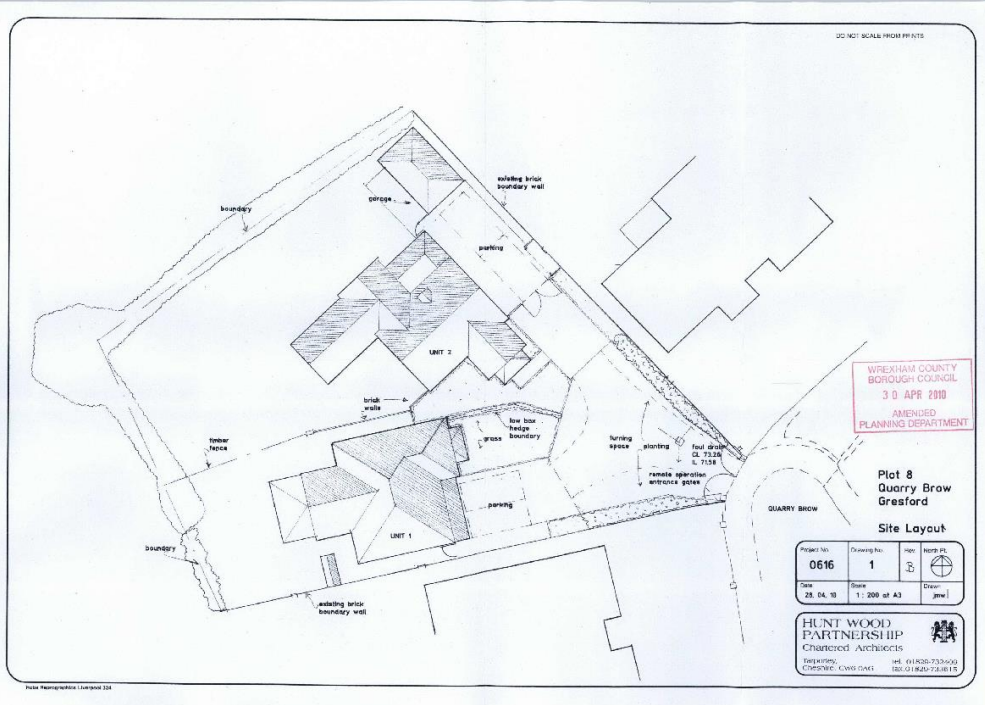
Bin storage is also provided behind the new fence line so that it is suitably screened from view.

The existing tree along the south boundary is to remain.

89sqm	House
<u>137sqm</u>	Garden
216sqm	Total Combined

Garden to Total Combined Ratio 61%





Approved Site Layout of Plot 8 Quarry Brow under P/2010/0251.

3 - Character

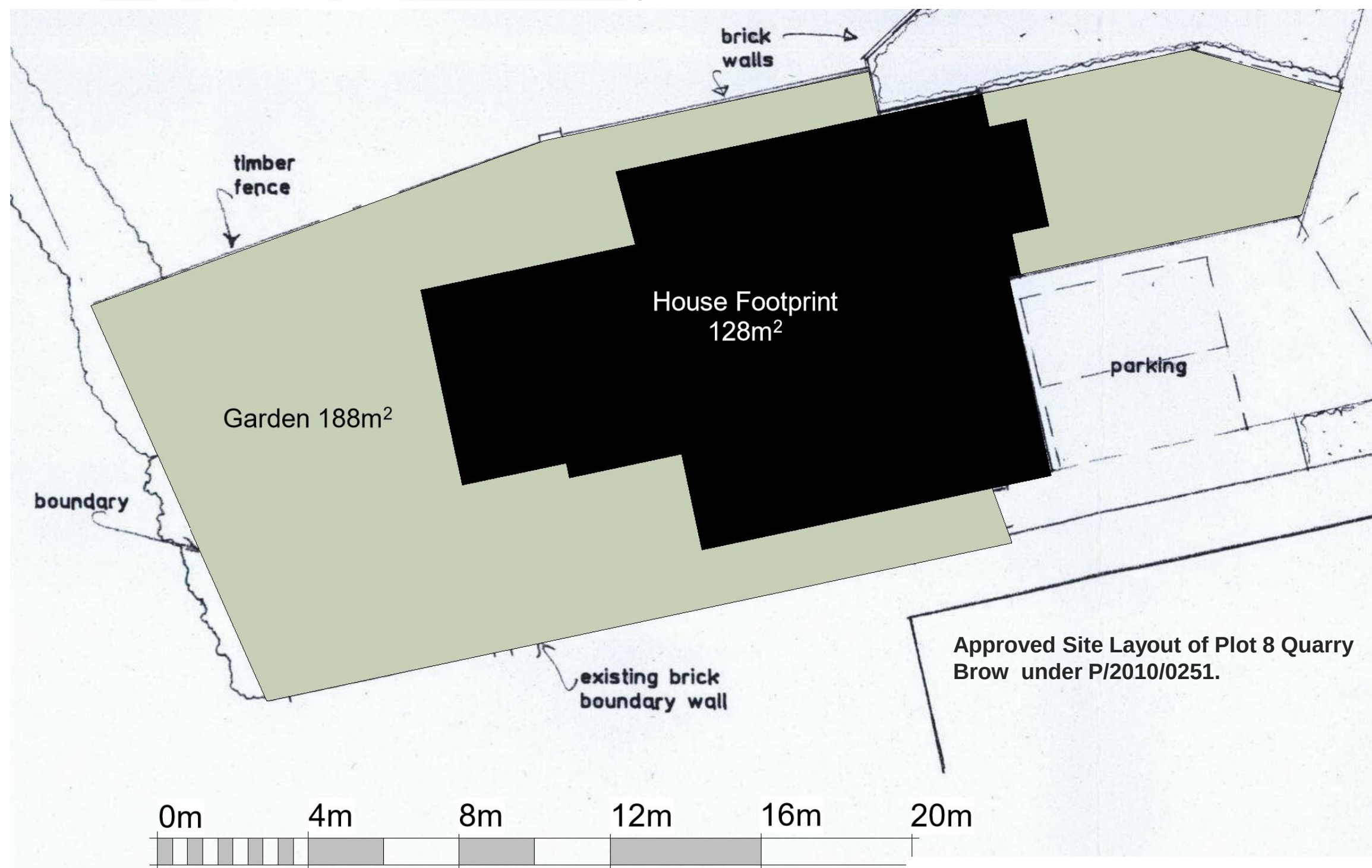
amount, layout, scale, appearance and landscaping

In this plan we are comparing our proposal to that which was approved and built for Plot 8 Quarry Brow under **P/2010/0251**.

128sqm	House
<u>188sqm</u>	Garden
316sqm	Total Combined

Garden to Total Combined Ratio 59%

This comparison indicates that our proposal (61%) has a higher proportion of garden to building ratio .



Approved Site Layout of Plot 8 Quarry Brow under P/2010/0251.

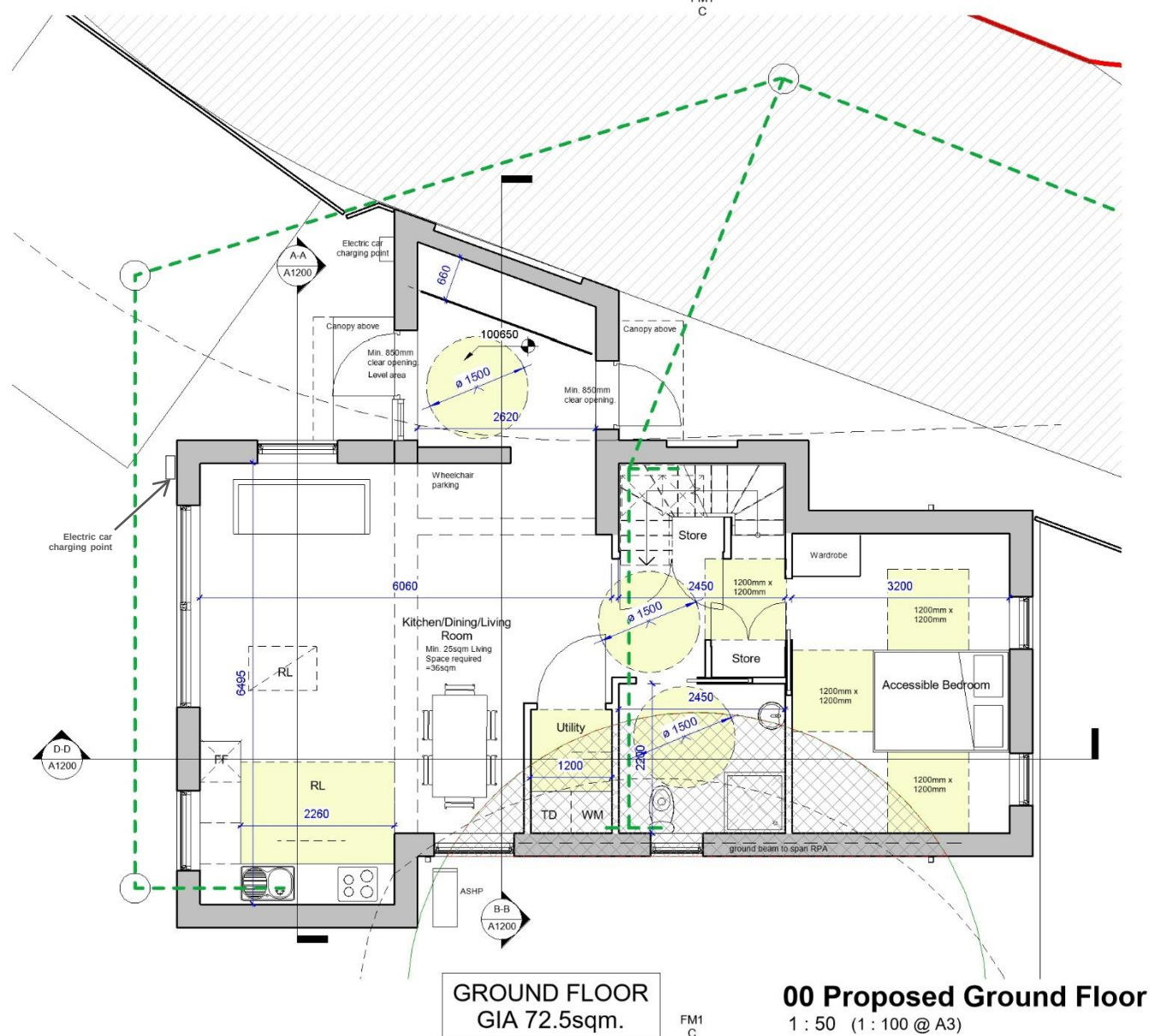
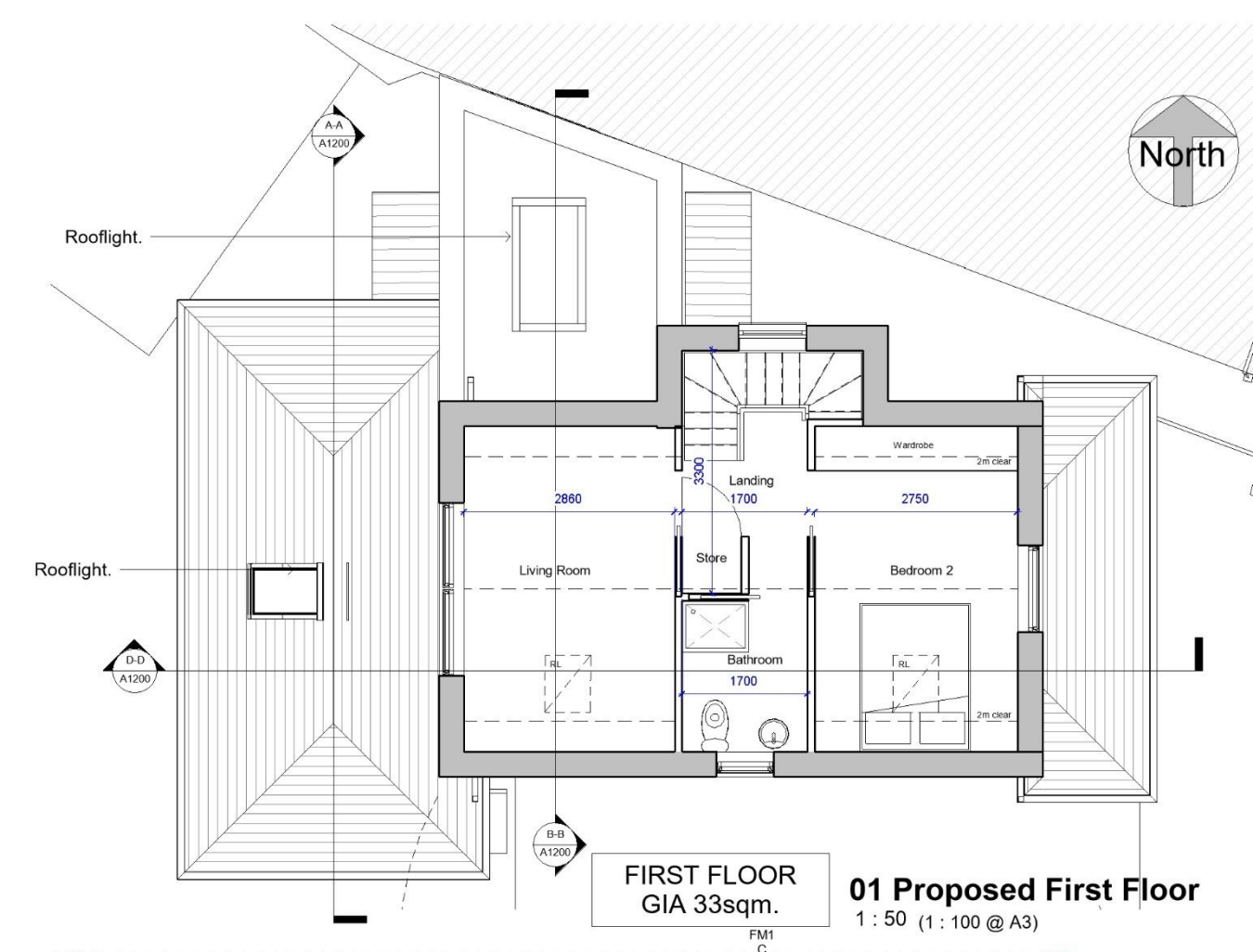
3 - Character

amount, layout, scale, appearance and landscaping

The proposed house is of a modest scale, scale with a total GIA of 105.5sqm split across two levels.

The rooms are positioned in order to satisfy the separation distances from Pant Cottage but also allow the living spaces to open up onto the private rear garden.

The proposed house has been designed to meet lifetime homes standard which is fully wheelchair accessible.



FLOOR AREA SCHEDULE

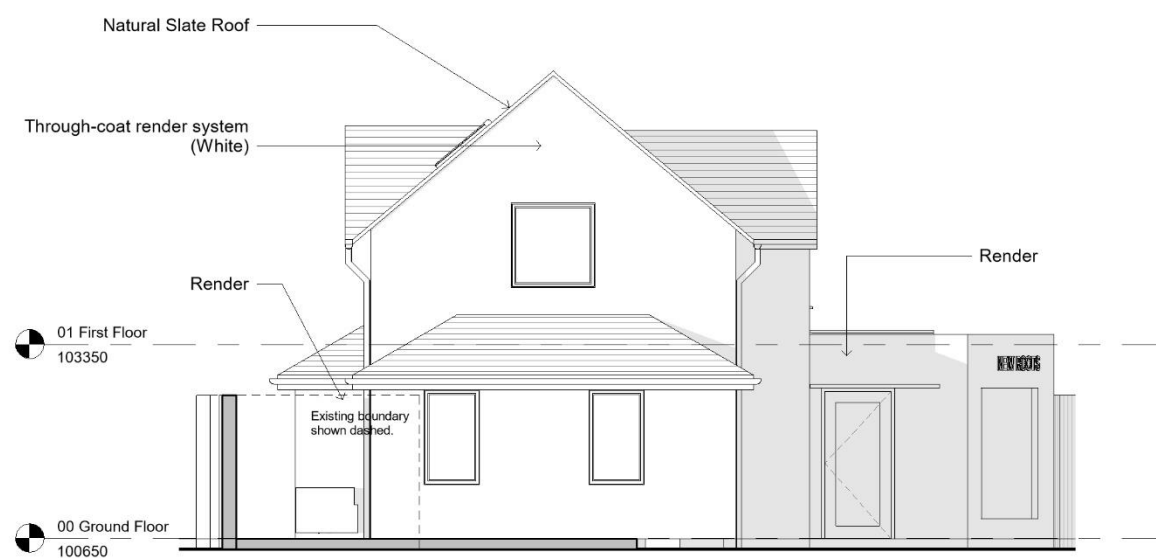
GROUND FLOOR	72.5sqm
FIRST FLOOR	33sqm
TOTAL (GIA)	105.5sqm

Proposed Floor Plans

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3 - Character

amount, layout, scale, appearance and landscaping)



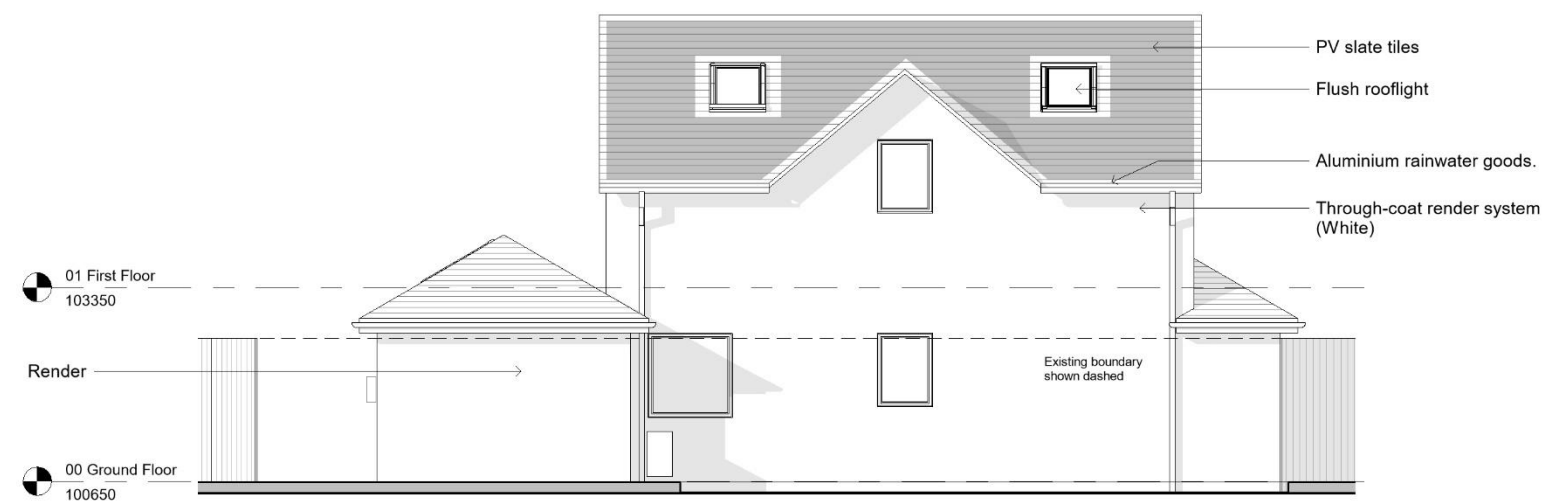
East Elevation
1 : 50 (1 : 100 @ A3)



North Elevation
1 : 50 (1 : 100 @ A3)



West Elevation
1 : 50 (1 : 100 @ A3)

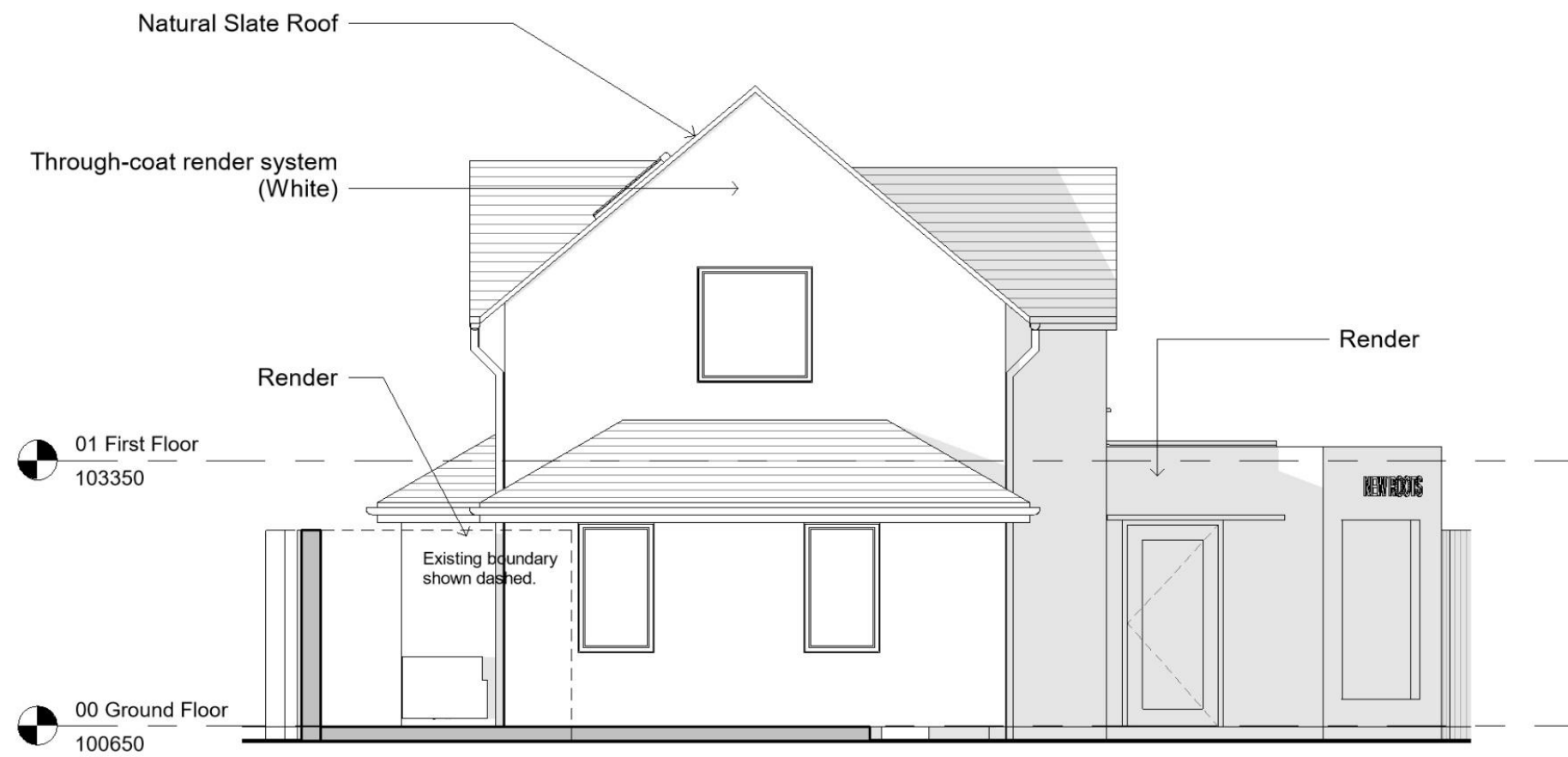


South Elevation
1 : 50 (1 : 100 @ A3)

3 - Character

amount, layout, scale, appearance and landscaping

The images highlight that the proposed dwelling has similar character and appearance to the existing houses adjacent to the site combining similar materials: white render and natural slate.



Wood Cottage



White Render

Natural Slate

Pant Cottage



White Render

Natural Slate

3 - Character

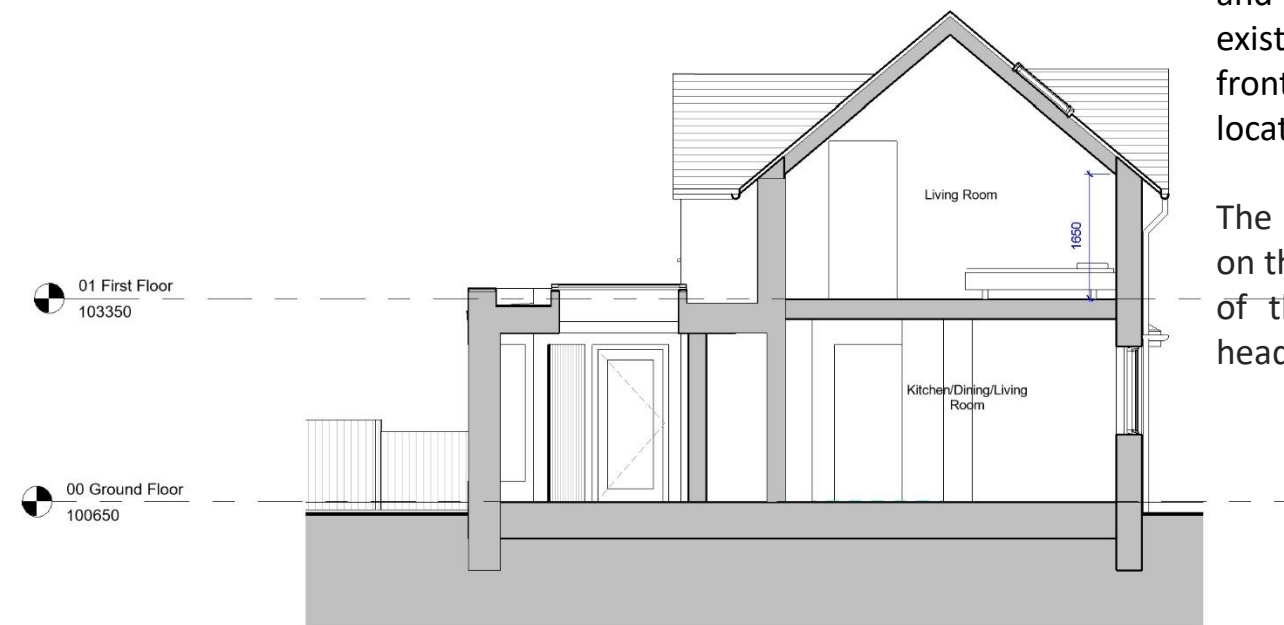
, scale, appearance and landscaping)

As the existing site is generally quite level, there is very little change in level onsite and the floor level is set 150mm above the existing external ground level where the front door of the proposed dwelling is located.

The eaves are kept down to 1650mm AFFL on the first floor to lower the overall height of the building whilst maintaining good headroom.



Section A-A
1 : 50 (1 : 100 @ A3)



Section B-B
1 : 50 (1 : 100 @ A3)



Section D-D
1 : 50 (1 : 100 @ A3)

4 Community Safety

The proposed dwelling has been designed in consideration to the Local Planning Guidance Note.24 – Designing out Crime. The house will provide additional natural surveillance for the safety of the community of Quarry Brow by providing improved surveillance at the entrance to the street.

The parking spaces are in view from the habitable rooms and are also protected by a sliding gate. Good quality windows and doors will be fitted and the bike store is also located away from Quarry Brow.

Whilst many of the houses in the street are significantly larger than the one proposed in this application the guidance note also state that there should be a mix of dwelling types to make it more likely that some of the homes will be occupied throughout the day. Therefore, as a smaller more affordable dwelling this adds an improved diversity of dwelling types in accordance with guidance note 24.

5 Planning Statement

A separate Planning Statement has been prepared by planning consultants Cassidy and Ashton, which is appended to the application.

