



Design Statement for Dolwar, Park Rd, Coedpoeth, Wrexham, LL11 3TD

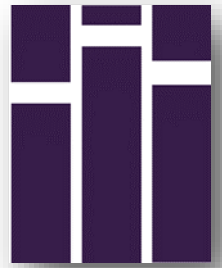
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Introduction and Site Location



The Site looking from Park Road

Introduction

1.0

The purpose of this Design & Access statement is to examine the proposed erection of a dwelling, creation of a parking and turning area and associated development on land at Dol War, Park Rd, Coedpoeth, within its planning context and to demonstrate that it is a development that will make a positive contribution in terms of its accessibility and design to the local area .

1.1 The purpose of the proposal is to provide the client with a lifetime home as she has limited mobility and therefore requires a new accessible property with close links to the local town and facilities. Also key to the brief and re-development of the site is the energy efficiency / sustainability of the new dwelling. This is why the Passivhaus scheme has been chosen and the scheme proposal verified that the submitted scheme meets the required high standards set out by the Passivhaus Institute.



1.2 The proposal has been designed with national and local policy context in mind and with due accord paid to all policies relevant to the proposed use.

1.3 BRIEF - To replace the existing house 'Dolwar' with a purpose built accessible dwelling to suit Kate's and family's needs for now and the future. The accommodation is to include a rehabilitation area and means to provide easy access to the external space within the split level site. The main accommodation for Kate ie access, living and bedroom provision is to be located at ground for level to provide an accessible and inclusive space. This provides the footprint for the proposal.



2.0

Site Location and Description

- 2.1 The site is set amongst existing development of Coedpoeth within close proximity of Wrexham
- 2.2 The site currently has a dormer bungalow, built in 1950's consists of 3 bedrooms, kitchen/diner, 1 reception room and bathroom. A double garage is located on the plot to the right hand side of the driveway giving additional parking to the rear of the existing terrace buildings at nos 22-24 Park Rd. The existing building is raised to the West-erly elevation due to the existing site levels.
- 2.3 The remainder of the site slopes relatively steeply reflecting the topography of the area and the stepped na-ture of the existing surrounding dwellings.
- 2.4 The language of the local architecture varies greatly from natural sandstone with slate roofs to more recent developments of brick and concrete tiled roofs
- 2.5 The site is defined by mature boundary hedges and trees providing good screening on all sides. To the West-erly boundary (rear) there is an existing retaining structure with the property to the rear being Circa 2m lower than the existing garden level to Dolwar.

3.0

Character

- 3.1 From the above it is clear that the proposal a site in a hilly position which is contained by residential develop-ment to all sides of the property. There is a mix of building styles, forms and site layouts in the locality reflecting the organic growth of the development in the area and the requirement that buildings work with the varying topogra-phy.
- 3.2 Not withstanding this there is a mix of building styles, form and site layouts in the locality reflecting the or-ganic growth of development in the area. The proposal would be a suitable addition in this context as it would sit well within the site and its surroundings and would reflect the general pattern of development in the area.
- 3.3 The proposal has also been designed and sited to ensure that is does not impinge upon the privacy of the neighbouring dwellings and provides privacy for its occupiers, this has been achieved through careful placement of the windows and rooms within the building.



Local dwellings



3.4 The area's economic character is defined by Wrexham with a mix of shops, services and employment uses. There is also relatively high unemployment in the locality. The proposal would not impact upon the area's economic character as it will involve residential development.

4.1 Firstly and most importantly before getting into the design of the dwelling was to understand Kate's and the family's requirements. From various discussions it became apparent that the existing accommodation was not meeting the needs for both Kate and her parents and would most certainly not meet future requirements.

4.2 The approach to the site provides straight forward and easy access off the adopted Park Road. The location provides direct access to the village of Coedpoeth with an easier gradient to negotiate than the existing accommodation currently occupied by Kate.

4.3 Key to the development of the scheme was that the parking area and main areas of accommodation were provided at ground floor level. The requirement by Kate to have the parking incorporated into the main dwelling allows for direct access into the dwelling. This is also protected from the elements and adds further security for Kate. The main front entrance is protected from the elements by the proposed roof overhang which leads to a secure lobby area prior to accessing the dwelling. The site levels allow a gently sloping driveway from the gated entrance to front door to comply with the relevant gradients for an accessible approach.

As can be seen from the GA floor plans the proposed and main parking area provides direct access to the main hallway. From the hallway the proposed living room and kitchen can be accessed and from here Kate's Bedroom and washing facilities can be found. The bedroom will include wall railings for support and rehabilitation work. The bathroom is sized to accommodate wheelchair access as is the main bedroom and dressing area. A small external balcony allows direct external access from Kate's bedroom and the living room. A second staircase has been included to allow safe means of fire escape for Kate to the rear garden and the laundry chute provides an easy way for washing to be dealt with without the requirement of having to carry laundry to the lower ground floor level.

Due to the space requirements for each of the different areas on the ground floor level to meet Kate's requirements the split-level nature of the site was utilised and the lower ground floor was introduced. This reflects the existing on site arrangement. The lower ground floor plan includes for 3 further bedrooms, office, laundry, M&E plant room and most importantly Kate's main rehabilitation area giving direct access to the rear patio and garden area. The main bedroom to the south provides accommodation for the parents providing Kate with assistance as and when required, but also provides private space. The design of the main 3rd bedroom also allows for the possibility of providing a carer in the future.

4.4 In particular the proposal would be a sympathetic addition alongside the adjoining dwellings in terms of its scale and form, as the proposed roofline is lower than the existing dwelling roofline to be demolished. Furthermore the low pitch of the proposed roof slope on the south elevation keeps the mass of the roof very low near the adjacent dwelling and only rises as the roof line raises towards main ridge line of the dwelling, which again is lower than the existing level of Dolwar (GDP1).

The proposal is in keeping with the scale and character of existing development and would be a suitable addition to the area; It will therefore not impact upon the landscape of the wider area. Also the site does not include any agricultural land and is not subject to 'environmental constraints' Appropriate screening with hedges, walls or fencing may be necessary where not existing to ensure that the garden space is not overlooked from surrounding houses/ gardens Provision will be made for the storage of waste/recycling bins .

4.5 The submitted plans demonstrate that a suitable scheme for the development of the site can be delivered, with a two storey accommodation building. With 1 storey located below the existing public highway this will ensure that its form is an un-obtrusive addition to the setting and would form an acceptable feature set amongst existing development when viewed from other vantage points (PS4).



4.6 The mix of proposed materials makes reference to some of the materials found adjacent to the site, but also acknowledges how time and the selection of materials has developed, providing modern forms of construction in an sympathetic way.



Selected sandstone to match adjacent buildings

4.7 The proposal has also been designed and sited to ensure that it does not impinge upon the privacy of the neighbouring dwellings and provides privacy for its occupiers, through careful placement of the windows and rooms within the building. The proposal has been set back from the original frontage to allow the main footprint to extend to the North providing the required floor space at ground floor level to meet the clients brief. This also gives greater privacy to the occupants of 22 to 24 Park Road than the existing arrangement and removes the existing parking to the rear of 22 to 24 Park Road.

4.8 The proposal will look to retain the existing mature boundary treatments. The front wall is rebuilt to match the proposed brickwork to the new dwelling and that new selected automated gates are incorporated into the scheme to secure the site and provide an accessible entrance.

4.8 The proposal would therefore form a suitable and legible addition to the street scene on Park Rd and to the wider landscape of the area as it will complement its setting and would form an appropriate addition amongst the existing development.



4.9 The dwelling has been designed to a high standard and it will not result in any adverse impacts upon the environment. It will pay due regard to its surroundings as the submitted plans show that it would be an acceptable addition to the site and the area, that the dwelling would be of an appropriate scale and materials (PS1&2). It would be an appropriate addition to the street scene as the dwelling would reflect the scale, form and appearance of existing development in the area. It would also be set low within the site and therefore would form an unobtrusive feature in its setting. It will not have an adverse impact upon nature conservation interests. It will not have an unacceptable adverse impact on the amenities enjoyed by the occupiers of adjoining dwellings as it has been designed to ensure that it will not impinge upon their privacy or general outlook/amenity.

5.1 In terms of the sustainability of the proposal has been initially certified to comply with the very high sustainability standards of 'Passivhaus' (PS12). The scheme incorporates some of the latest environmentally friendly products in the form of compact heat pumps, triple glazing with also the Passivhaus standards requiring an airtight building. The amount of glazing has been carefully considered to ensure the proposal benefits from the building's energy balance between solar gain and heat loss. levels of insulation combined with thermal bridge free construction will be provided in the detailed design. Located on the south facing roof is a solar panel array which is linked to onsite battery storage. The position of the solar array is located thus it minimizes visual impact on the front elevation. The proposed dwelling will be eminently sustainable and far surpasses the UK building regulation requirements.



Passive House Verification									
Photo or Drawing				Building: <u>Dolwar</u> Street: <u>Park Road</u> Postcode/City: <u>LL18 3TD Coodpoeth</u> Province/Country: <u>Wrexham</u> <u>Wales</u> Building type: <u>Residential House</u> Climate data set: <u>GB0014a-Searnsbridge</u> Climate zone: <u>3: Cool-temperate</u> Altitude of location: <u>0 m</u>					
				Home owner / Client: <u>Kate Jarvis</u> Street: _____ Postcode/City: _____ Province/Country: _____					
Architect: <u>JPR Architects Ltd</u> Street: <u>8 Brighton Road</u> Postcode/City: <u>LL18 3HD</u> Province/Country: <u>Wales</u>				Mechanical engineer: _____ Street: _____ Postcode/City: _____ Province/Country: _____					
Energy consultancy: _____ Street: _____ Postcode/City: _____ Province/Country: _____				Certification: _____ Street: _____ Postcode/City: _____ Province/Country: _____					
Year of construction: _____ No. of dwelling units: <u>1</u> No. of occupants: <u>3.2</u>				Interior temperature winter [°C]: <u>20.0</u> Interior temp. summer [°C]: <u>25.0</u> Internal heat gains (IHG) heating case [W/m²]: <u>2.3</u> IHG cooling case [W/m²]: <u>2.3</u> Specific capacity [W/hK per m² TFA]: <u>60</u> Mechanical cooling: _____					
Specific building characteristics with reference to the treated floor area									
		Treated floor area m²		Criteria	Alternative criteria	Fulfilled?¹			
Space heating	Heating demand kWh/(m²/a)	<u>12</u>	≤	15	-	yes			
	Heating load W/m²	<u>10</u>	≤	-	10	-			
Space cooling	Cooling & dehum. demand kWh/(m²/a)	-	≤	-	-	-			
	Cooling load W/m²	-	≤	-	-	-			
Frequency of overheating (> 25°C) %		<u>5</u>	≤	10	-	yes			
Frequency of excessively high humidity (> 12 g/kg) %		<u>0</u>	≤	20	-	yes			
Airtightness	Pressurization test result n ₅₀ 1/h	<u>0.6</u>	≤	0.6	-	yes			
Non-renewable Primary Energy (PE)	PE demand kWh/(m²/a)	-	≤	#N/A	-	#N/A			
Primary Energy Renewable (PER)	PER demand kWh/(m²/a)	<u>58</u>	≤	-	-	-			
generation or renewable energy (in relation to projected building footprint)		-	≥	-	-	-			
I confirm that the values given herein have been determined following the PHPP methodology and based on the characteristic values of the building. The PHPP calculations are attached to this verification.							Passive House Classic? <u>yes</u>		
Task: _____		First name: _____		Surname: _____		Signature: _____			
_____		Issued on: _____		City: _____		_____			

Sustainability / Renewables

DESIGN

- 6.1 The access approach remains unaltered for the proposed development.
- 6.2 Disability: The dwelling has been carefully designed to facilitate its use by the residents one of whom is mobility impaired. Access to the proposal will be relatively simple and straightforward allowing those with mobility impairments, the elderly or those with young children simple and quick access to the dwelling without unnecessary barriers or difficulty.
- 6.3 The design allows for easy access through level access, wheelchair accessible door widths, future kitchen design, accessible bathrooms and access to rooms on different levels via the use of a platform lift. An external platform lift has also been included located near the external parking area allowing external access between the front and rear garden.
- 6.4 The outside areas of the dwelling will be suitably surfaced and designed to facilitate their use by all users with care taken to avoid any uneven surfaces or sudden changes in level to allow for use by all.
- 6.5 The scheme would provide 3 off road parking spaces (1 within the dwelling) which would meet the needs of the property. This will prevent any untidy or unregularized parking on the site, which could restrict the ease of movement of vehicles on or off the site or cause problems for the mobility impaired.
- 6.6 The road is lightly trafficked with vehicles typically travelling at a low speed, and it is not considered that the small number of vehicles generated by the proposal and the short manoeuvres of vehicles into and out of the site would materially impact upon the safety or operation of the highway.
- 6.7 Cycling: The submitted layout will allow for efficient and safe access by cyclists

Community Safety—Designing Out

- 7.1 There will be no reduction in community safety as a result of this modest proposal. All doors and windows will meet relevant PAS24 standards and will thus ensure the site is properly safeguarded from the risk of crime. The proposal will also benefit from passive surveillance from nearby dwellings and passing vehicles, with the only access to the site being from the main gated access to the front of the site off Park Road.
- 7.2 The scheme will include for soft general external lighting not only for security but for general lighting for the clients impaired vision

