

Local Authority:
Wrexham

Development location:

Bryn Adda
Pen Y Bryn
Wrexham
LL14 1UA

Date: 05/04/2022

DESIGN & ACCESS STATEMENT

Proposed outbuilding replacement into annexed living accommodation.

Description of Application:

The application is for replacement of an existing outbuilding, rebuilding into a 1-bedroom annex.

Type of Application:

Full Planning application

Site Designation:

The site is located in the Hamlet of Pen y Bryn, Wrexham. The historical use for the subject outbuilding was storage.

Roles of this Design and Access Statement:

Provides evidence to justify the proposals in terms of National and Local Planning Policies. Explanations relating to the objectives of good design have been applied and giving reasons where they may not have been applied. Set out the established vision and principles of the scheme. Demonstrates that the principles of sustainability have been addressed. Illustrates how conflicting demands have been considered and how these have influenced the proposal. Ensures that design issues have been considered and potential problems have been solved

Policies considered:

The policies considered relate to the Wrexham Local Development Plan

- Development Policy: General Development Principles.
- Strategic Policy: Natural Environment
- Development Policy: Development and Landscape.
- Development Policy: Sustainable Design and Materials.
- Strategic Policy: A sustainable Rural Economy.

Heritage:

Bryn Adda, is located on the outskirts of Pen y Cae, there is a variety of different architecture in the local area, but consideration has been given to proportion, height, massing, bulk use of materials, alignment and treatment of setting when designing the subject outbuilding.

Accessibility:

Requirements, were applicable, and with regard to The Workplace (Health, Safety and Welfare Regulations 1992) will be applied. Building Regulation approval is required for the building, and approved document (Access to and use of buildings,) does not apply. The setting and design of the building is such that access to and from the building and circulation within the building by disabled persons may be considered acceptable under The Disability Discrimination Act 1995 (as amended 2005) as reasonably may be expected with consideration to the building use.

The Proposed outbuilding subject to the conversion is a single storey annex suitable for disabled persons, consideration has been given into the accessibility of the annex to ensure it suitable for all persons.

Character and Design:

The design of the building considers the following:

- Existing buildings, infrastructure and rural landscape.
- Landscape, culture and biodiversity.
- Locally distinctive patterns and forms of development.
- Boundaries and building lines.
- Easily recognizable and understood features and landmarks.

Building Location:

The location of the outbuilding is adjacent (west) to “Bryn Adda”, there is currently services (water & electric) going to the outbuilding from Bryn Adda. The outbuilding is within the curtilage of the main dwelling & has its own parking areas (ref 159).

Proximity to dwellings:

Bryn Adda is a detached residential house, there are no other dwellings in the near vicinity, therefore the proposal will be unintrusive and have no burden on the neighbours.

The proposed building:

The structural integrity of the existing building is poor, signs of movement, hairline cracks to the floor and walls and signs of weather damage (missing render in places and damaged blocks to the bottom of the walls).

The existing outbuilding is built from block, on a concrete slab, the roof is corrugated metal sheets. The reasons for replacing the outbuilding rather than a conversion is to ensure that its structurally sound and its thermally efficient, the current outbuilding has no insulation. There is no evidence of a damp proof membrane therefore if converted would cause future problems.

The aim with the design of the replacement outbuilding is to ensure that its in keeping with the main dwelling “Bryn Adda”, the white render finish replicates the finish of “Bryn Adda”, the proposed traditional slate pitched roof also follows suit to the main dwelling.

The proposed annex will incorporate UPVC glazed windows on the North, South, West elevations, the window style is “casement” the colour for the window frames is “RAL 7038 Agate Grey”.

Natural vertical timber cladding will be installed on the North / South elevations to blend the building into the surrounding area.

A skylight window will be installed on the East elevation, above the bathroom. No other windows will be on the East elevation to ensure privacy between the annex and the main dwelling.

Facia / soffit boards will be colour matched with the windows (RAL 7038), this provides continuity within the proposed design.

The drainage from the annex will be connected into the existing septic tank, one extra inspection chamber will be installed for future inspection.

The proposed annex has been designed to be economical, its high levels of floor, wall & roof insulation will ensure the annex requires only a small amount of heating, the main heating source is renewable, in the form of Biomass.

Community Safety:

All access routes are fit for purpose considering the building use.

Energy: Energy use will be minimal. The use of double glazed argon filled k-Glass window panels will meet and exceed the current building regulations requirement.

Flooding:

Consideration has been given to the potential for flooding and the location of the proposed site is low risk of flooding, all existing guttering from the outbuilding is to be connected into existing surface water drains.

Materials and resources:

The building materials used in the external wall construction, floor and roof are robust and long lasting.

Structural Frame: Block

Roof: slate

Walls: Block

Floor: concrete

Water runoff from the roof is connected into existing drains from the original structure, these have been tested and found to be in good condition.

Landscape and Biodiversity.

The construction of the building will not have an impact on habitats, species, and other features on the site. Damage to the natural environment will be kept to a bare minimum.

Movement:

Movement to and from the site has been considered and found to be safe.

Social, Economic and Physical Contexts:**Social:**

The social context has been considered in relation to its design and location which will not have a negative impact on people living within the locality or to visitors of the area.

Economic:

Local builders and suppliers of materials will be used and inexpensive and sustainable construction methods used.

Physical:

This has been referred to earlier in the statement in relation to design and sitting.

Other information forming part of this Planning Application:

1. Location Plan showing the Application site outlined in red and any other land owned by the applicant outlined in blue. (ref 155)
2. Existing elevation drawings (ref 160 165)
3. Proposed elevation drawings (ref 150, 151, 152, 153, 156, 157)
4. Floor Plans (ref 154)
5. Site/OS plan (serial number 237378)
6. Parking drawing (ref 159)
7. Drainage (158)
8. Title plan (CYM612790V1)

Construction Traffic:

Parking of vehicles for site personnel, operatives and visitors – Limited vehicular activity due to the size of the scheme. Existing onsite parking will be maintained. Loading and unloading of plant and materials - Limited activity due to the size of the scheme– see below. Contractors parking provided within site. Construction phase traffic to be planned and managed on site by Main Contractor. Loading and unloading within the site curtilage.

Surface water:

To be connected into existing drains.

Parking

Not applicable. The development has four allocated parking locations, which is sufficient for the property size.

Planning obligations

Not applicable. The development does not add additional burden on infrastructure.

Statement of Community involvement

The replacement of an unused outbuilding into a dwelling will aesthetically improve the local area, the increase in property size will increase accommodation in the local area and potentially provide more local labour.

Proposed alterations:

1. Demolish existing building, install a new concrete slab including DPM & insulation.
2. Build new structure from block with wall insulation.
3. Install a new timber traditional pitched roof, slate finish.
4. Install windows onto the North, South, West elevations.
5. New fascia & soffits to be installed on all elevations.
6. White render finish on the East & West elevation.
7. Install timber cladding on the North & South elevations.
8. Connect drainage into existing septic tank
9. Connect surface water into existing surface water drains.

All works will be carried/inspected to current UK building control standards.



East Elevation



North Elevation



South Elevation



West Elevation