

BA3010 - Pine Ridge, Pistyll Hill, Marford, Wrexham, LL12 8LE

Design and Access Statement

In relation to the application for the proposed single-storey side extension, internal reconfiguration and roof alterations.

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Executive Summary

- The applicant's primary intention is to optimise the existing usable floor area to the dwelling in order to create a well-proportioned family home and better laid out floor plan including side and front infill extensions, to further optimise the current living space.
- The external appearance of the property is proposed to be enhanced to create a more visually appealing aesthetic.
- Sketch options were explored in the initial stages of the design to achieve the best layout, roof configuration and relationship of rooms to satisfy the applicant's aspirations for the property.
- The scale and massing of the infill extension has been carefully explored and considered during the design development to respond to the vernacular of Pistyll Hill.
- The proposal seeks to utilise the existing footprint of the building by creating additional internal spaces with enhanced connection to the outdoor leisure space.

1 Introduction

This statement has been produced to support a householder planning application for a single-storey side and front infill extension with associated internal and external reconfiguration including a new roof configuration. The property is a modernist-style detached dwelling situated on Pistyll Hill, Marford - approximately 4.7 miles from the centre of Wrexham and 8.7 miles from the centre of Chester. The site comprises an established four bedroom family dwelling with a large driveway, integrated double garage, undercroft and private gardens including external pool to the rear.

The applicant, who has recently purchased the property, is looking to make some external and internal enhancements to it in order to bring it up to modern living standards. The applicant would like to introduce 2 no. infill single-storey extensions to provide a better ground floor layout. The additional infill space would allow the floor layout to be reconfigured making the building more efficient and functional.

The current roof layout does not suit the property, and as such the application is looking to introduce a better configured roof whilst also thermally upgrading the property. The majority of the roof will remain flat, with the addition of two gables "bookending" the building and providing a scale and form that is sympathetic to the existing property.

This statement is to be read in conjunction with the associated supporting documents including:

- Application Form
- EX-001 Existing Floor Plans
- EX-002 Existing Elevations
- PL-001 Location Plan
- PL-002 Existing & Proposed Site Plan
- PL-003 Proposed Floor Plans
- PL-004 Proposed Elevations
- PL-005 Project Visualisations

There have been no previous planning applications relating to this property to date.

2 The Location and Context



Location Plan

2.1 The Location

Pine Ridge is situated in a residential locality in Marford, Wrexham. It is very well positioned for access to Gresford (1.2 miles), Wrexham town centre (4.7 miles) and Chester City Centre (8.7 miles), whilst the property is in close proximity to the A483 (1 mile) with easy links to the North Wales Expressway. Wrexham and Chester have a range of local amenities, recreational and educational facilities and have easy access to rail and motorway network links.

Access to the site is via a single track lane, leading onto a private driveway, accessed off Pistyll Hill. The driveway provides ample parking space and there are private gardens to the sides and rear of the property. The rear garden includes an outdoor pool and entertainment area, which the applicant seeks to provide a connection too, within the proposed design.

The property is a split-level bungalow with internal access to an undercroft area. The current floor layout is a semi-open plan configuration that does not allow the applicant to section off parts of the house to increase its functionality for visiting friends and family.



Google image showing the current access



Image showing the rear entertainment area

3 Design

3.1 Design Brief

This application is for the construction of 2 no. single storey side/front infill extensions, including associated internal remodelling and external modifications to the roof and all elevations.

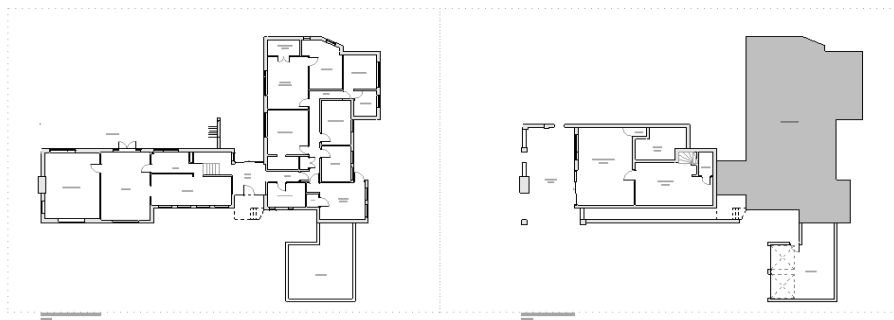
The design brief is to increase the practicality of the property through efficient use of the existing space and a careful and considerate redesign. Currently the circulation space, entertainment space and undercroft area do not satisfy the requirements of the current owners. The proposal seeks to remodel the property and provide the occupant with four good sized bedrooms, that take advantage of the views to the rear, and ensure the property is suitable for modern family living.

The initial design brief was to explore the following works:

- An imposing and feature entrance to the property.
- Rationalisation of the existing kitchen and lobby space in order to provide an enhanced social kitchen space alongside views to both the front and rear of the property.
- Review of the existing formal dining space with the intention of retaining its separation from the kitchen space and therefore providing a use for special occasions.
- Review of the existing staircase in order to create a better use of space and more appropriate design feature.
- Review of the existing lower ground floor to provide sociable spaces such as a cinema room, gym, and leisure suite.
- Potential consideration for infilling the existing lower ground carport area in order to provide a private standalone guest suite.
- Review of the existing utility and laundry room in order to provide an enhanced and usable space, whilst also considering an improved means of access.
- Review of the existing circulation space that serves all bedrooms within the accommodation wing of the property.
- Review of all bedroom spaces to provide an enhanced layout and offering whilst ensuring that all solutions make best use of views and connectivity to garden spaces whilst delivering sufficient natural light.

The applicant is seeking to provide a better ground floor layout, through considerate design and room relationships.

The proposal looks to adapt the floor layout to better meet the owners aspirations and modern-day living standards. The applicants intention is to improve the current EPC rating through the application of modern construction standards, increasing the existing insulation and providing solar pannels.



Existing floor plans

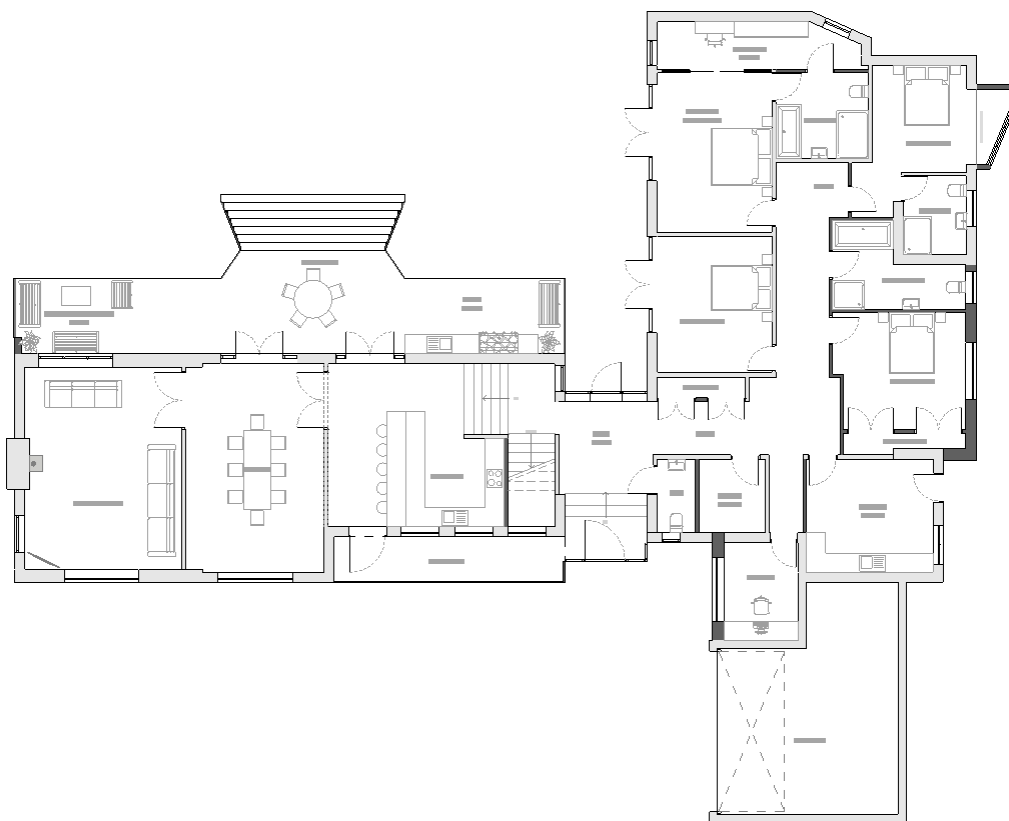
3.2 Design Development

Sketch options were explored in the initial stages of the design to achieve the best layout and relationship of rooms to satisfy the applicant's aspirations for the property. Sketch options explored the best floor layout and explored the best roof configuration and size. Views and window orientation were considered to ensure they provide maximum daylight while remaining sympathetic to neighbouring properties.

External massing of the proposal was also considered and explored during the design development. Great care has been taken to respect the scale and massing of the original property, but also to create an exciting modern home.

A series of massing models were prepared throughout the design development to test appropriate scale, massing and proportion to the original house.

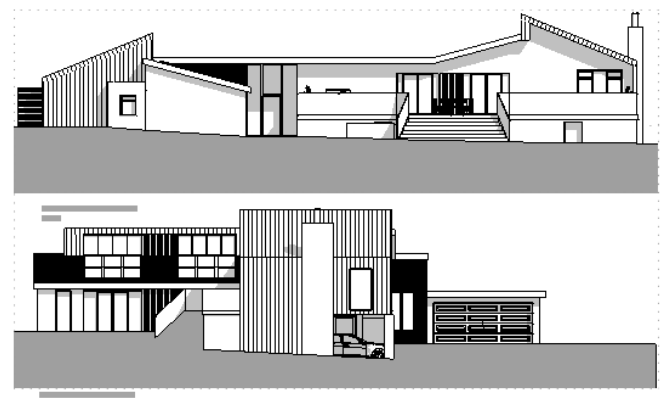
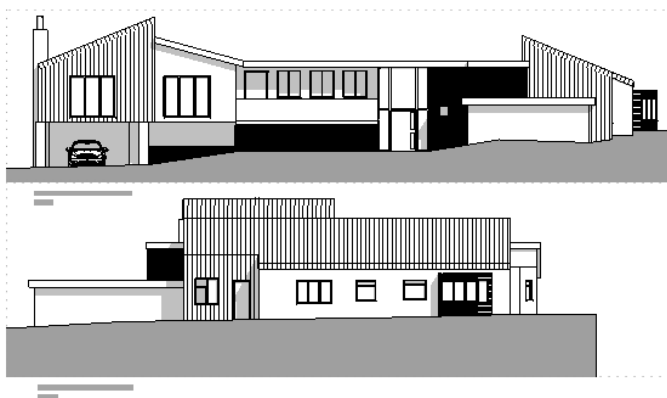
External materials including the extent, location and size of glazing were considered and explored during the design development. The applicant's intention was to create a modern yet complementary redesign of the existing property by introducing a more contemporary material palette and modernising the existing architectural style of the property.



Proposed floor plan



Proposed undercroft plan



Proposed elevations

3.3 Design Proposal

The current proposal seeks the following internal and external modifications to the property:

Ground Floor:

The ground floor front extension will house a new office and rationalise the current link between the garage and house.

- Provide a larger and more defined main entrance.
- Provide access onto the front raised planted area from the kitchen area and provide a balcony.
- The side extension is to infill the existing dog-leg side elevation, further rationalising the footprint of the building
- Provide a wider yet shorter circulation space to the bedroom wing.
- Remove the large guest bathroom and provide a better sized W.C and individual boot room.
- Provide a better located main bathroom, positioned centrally to all of the bedrooms.
- Reduce the size of the master bedroom ensuite.
- Increase the size of the master bedroom dressing room.
- Relocate the stairs to the undercroft.
- Relocate and increase the size of the stairs from the entrance hall to the kitchen/dining area.
- Reposition the dining/living room access points to create a more thoughtful transition between rooms.
- Provide new French doors to the kitchen, bedroom two, master bedroom, in order to gain better access to the rear recreational space.
- Provide bedroom three with an oriel window to allow better light penetration.
- Reconfigure the rear balcony to provide a more usable space with direct access to the gardens/swimming pool area.

Undercroft:

- The stairs into the undercroft are to be repositioned to allow a more private access point and partial separation of the kitchen/undercroft rooms.
- The undercroft is to be reconfigured into a bar/entertainment area and snooker room, with direct access into the plant room.
- The provision of changing facilities with direct access to the external pool area, including W.C and sauna.

3.4 Use

The property will remain in residential use, with improved family living accommodation and an enhanced external appearance to all elevations.

3.5 Scale

Great care has been taken to respect the scale and massing of the original property, but also create a functional modern home.

The proposed extensions are considered to be inkeeping with the overall scale and massing of the existing property across its front and side.

3.6 Appearance

All elevations will see an overall transformation in a contemporary style that is complementary to the current property using the modern materials and finishes. The main addition to the property will be the reconfigured roof layout and design, however the design will render this a visually appealing addition that is both sympathetic to the existing property and more thermally efficient.



Proposed 3d Visuals

3.7 Landscaping

The landscaping will not be affected by the proposal.

4 Access & Highways

There will be no change to the access or highways as part of the proposal.

5 Biodiversity

All existing trees and hedgerows will be retained and unaffected by the proposals.

6 Drainage& Flooding

6.1 Drainage

The existing drainage would not be affected and there would be no processes carried out on site that would produce contaminated waste.

6.2 Flooding

The site is not at risk of rising flood water.

7 Conclusion

- The proposed alterations would greatly improve the usable floor area and provide sufficient accommodation for future family living whilst also improving the EPC rating.
- The proposal provides an enhanced appearance to all elevations and roof layout through modern design principles.
- The proposal would not impact any neighbouring properties.
- Highway safety would not be compromised by the proposal.
- The proposal would not contravene any local or national Planning Policy guidelines.
- The amenity of the existing property would not be adversely impacted.