

BA3233 - 7 Lindley Gardens, Llay, Wrexham, LL12 0QS.

Design and Access Statement

for the proposed extension and alterations to an existing domestic garage.

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Executive Summary

- The applicant's primary intention is to improve the general internal configuration of the existing garage to create additional space ancillary to the main property.
- The property consists of 4 Bedrooms with kitchen and living accommodation which fits within a square footprint. The property is of simple construction, clad with traditional tone brickwork incorporating detailed headers and sills.
- Sketch options were explored in the initial stages of the design to achieve the best layout and relationship to the property to satisfy the applicant's aspirations.
- The scale and massing of the proposal have been carefully explored and considered during the design development to respond to the surrounding context and ensuring minimal impact to the surrounding environment.

1 Introduction

This statement has been produced to support a householder planning application for the proposed extension and remodelling of an existing garage and construction of a boundary wall at 7 Lindley Gardens, Llay, Wrexham. The garage subject to the proposal is positioned to the Northern aspect of the property which lies adjacent the B5102. The site comprises a 4 bedroom detached property with a generous South-West facing rear garden, a detached single garage and a parcel of land which stretches North of the property and joins the adopted road of Lindley Gardens.

The applicant is seeking the approval for the extension, remodelling and refurbishment of the existing garage which are positioned to the North of the property's curtilage, utilising the parcel of land in their ownership to enhance the useability of the existing structure. The extension of the current garage will provide, additional storage and recreational space which will be ancillary to the main property. The intention is to replace the existing trussed roof, extend the footprint using materials to match the existing and reinstate the roof structure maintaining a shallow pitch to avoid visual impact and improve the internal environment of the existing space.

The statement is to be read in conjunction with the associated supporting documents including;

- PL-001 Location Plan and Block Plan
- PL-002 Existing Plans and Elevations
- PL-003 Proposed Plans and Elevations
- PL-004 Proposed Block Plan
- PL-005 Project Visuals

2 The Location and Context



Figure 2: Aerial View (Source: Google maps)
NOTE: Site not currently visible on google

2.1 The Location

7 Lindley Gardens is situated on within a cluster of recently developed properties which is positioned just off the junction from the B5102, directly North-East of the centre of Llay. It is extremely well positioned to the centre of the village which has excellent transport connections to the nearby market town of Wrexham (5 miles). Both Llay and Wrexham have a good range of local amenities, recreational and educational facilities and provides good access to rail and road network links.

2.2 Context

The property is a detached 4 bed, 2 storey property with substantial private amenity and parking. The existing North and East elevations are bound by the adjacent highway, with the Eastern elevation providing the primary entrance to the private driveway and amenity space. The garage is positioned to the North of the site and partially bounds the Northern boundary of the property's curtilage. The boundary treatment to the West and South of the site consist of a mixture of brick walls and timber fence panels , which provide privacy screening to the private amenity.

The garage is rectangular in form, and runs linear with the main house from North-East to South-West. The garage is made up of 9" brickwork, concrete floor construction and a tiled roof over a timber truss structure.

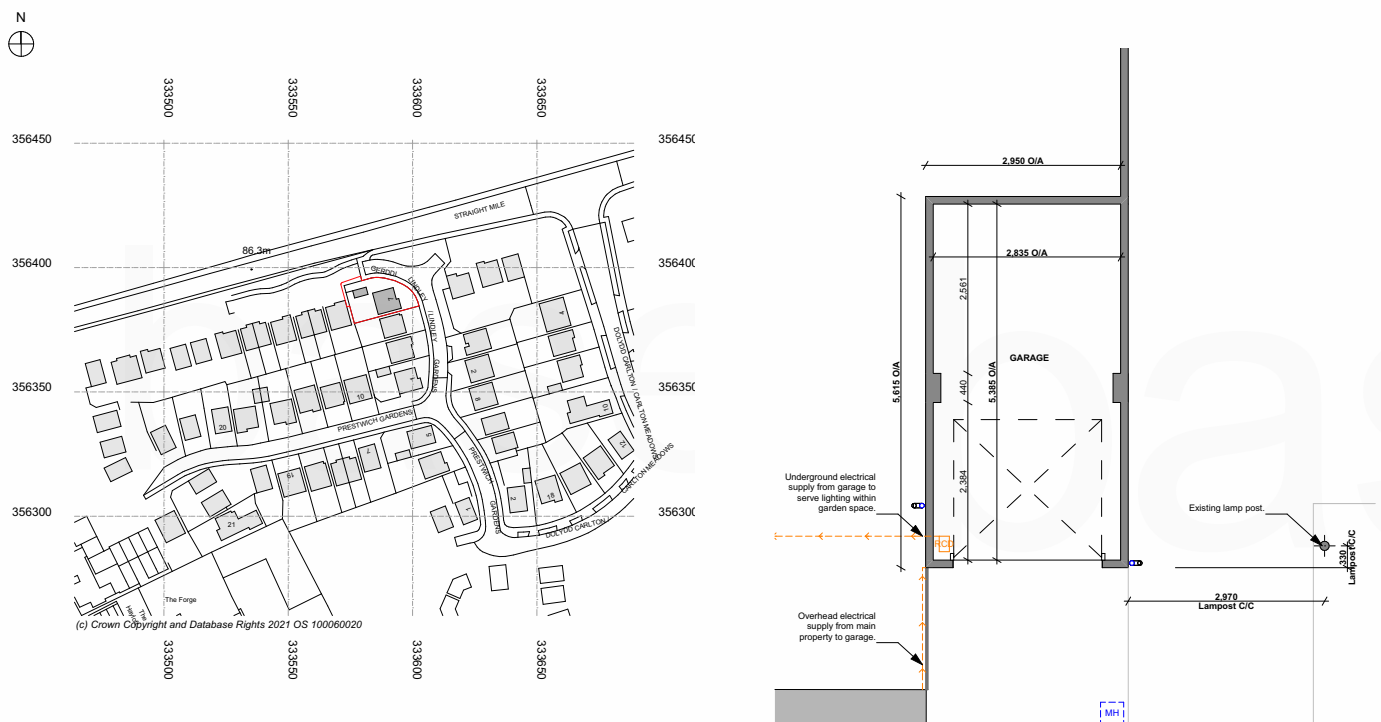
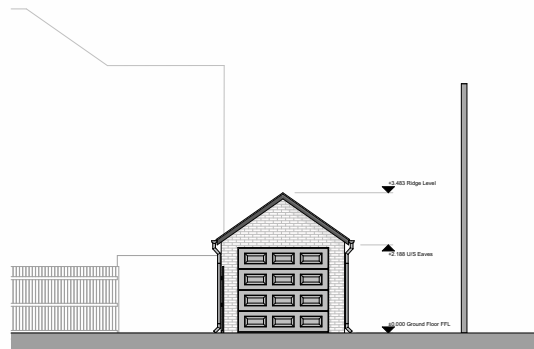
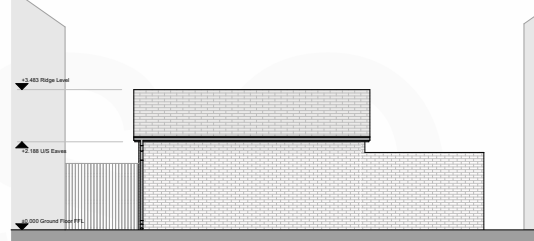


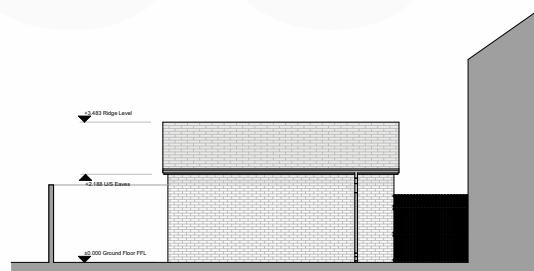
Figure 3: Existing Floor Plan & Location Plan (Source: base Architecture)
NOT TO SCALE



E1_ Existing north east elevation
1:100



E2_ Existing north west elevation
1:100



E3_ Existing south east elevation
1:100

Figure 4: Existing Elevations (Source: base Architecture)
NOT TO SCALE



Figure 5: Photograph of existing garage (Source: base Architecture)

3 Design

3.1 Design Brief

This application is for the proposed extension and remodelling of an existing garage in order to provide additional storage and social space which will be ancillary to the main property.

The design brief is to increase the practicality of the existing garage through efficient use of the existing footprint and the introduction of additional structure with a careful and considerate design approach. Currently, the garage has limited space that does not satisfy the requirements of the current owners, and therefore the proposal seeks to remodel and extend the garage into more coherent and practical space that is more suitable for the applicants family-orientated lifestyle.

The initial design brief was to explore the following works:

- Remodelling of an existing single garage to accommodate a social / storage facilities ancillary to the main property.
- Reconfiguration of the existing roof structure to ensure the existing ridge and eaves level are not exceeded.
- Introduction of a new door opening within the existing garage to provide improved connectivity with the garden space.



Figure 6: Proposed CGI Visuals (Source: base Architecture)
NOT TO SCALE

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 outbuilding.

These options explored the mass and scale of the proposed extensions to provide improved spatial flow, additional and ancillary accommodation and connectivity to the main property

Throughout the design development stage, consideration was given to the overall massing and impact on the immediate surroundings.

3.3 Design Proposal

Following this initial development, the proposed layouts were further refined to provide the optimal use of space for the garage to satisfy the clients ancillary requirements for the main property. This internal review and comparative analysis of the proposed sketch options highlighted an opportunity to further improve the internal spaces, and ensure that the material treatment of the structure satisfies the aesthetic expectations of the applicant and to acknowledge the materiality of the local vernacular.

The garage is within the proximity of an existing streetlight and the design of the proposals has been approached to consider any direct or indirect impact. An initial consultation has been held with Harttron Lighting Solutions to ensure that all aspects have been considered when constructing within the vicinity of a streetlight. It was confirmed that the proposals do not contravene any easements relating to the existing streetlight.

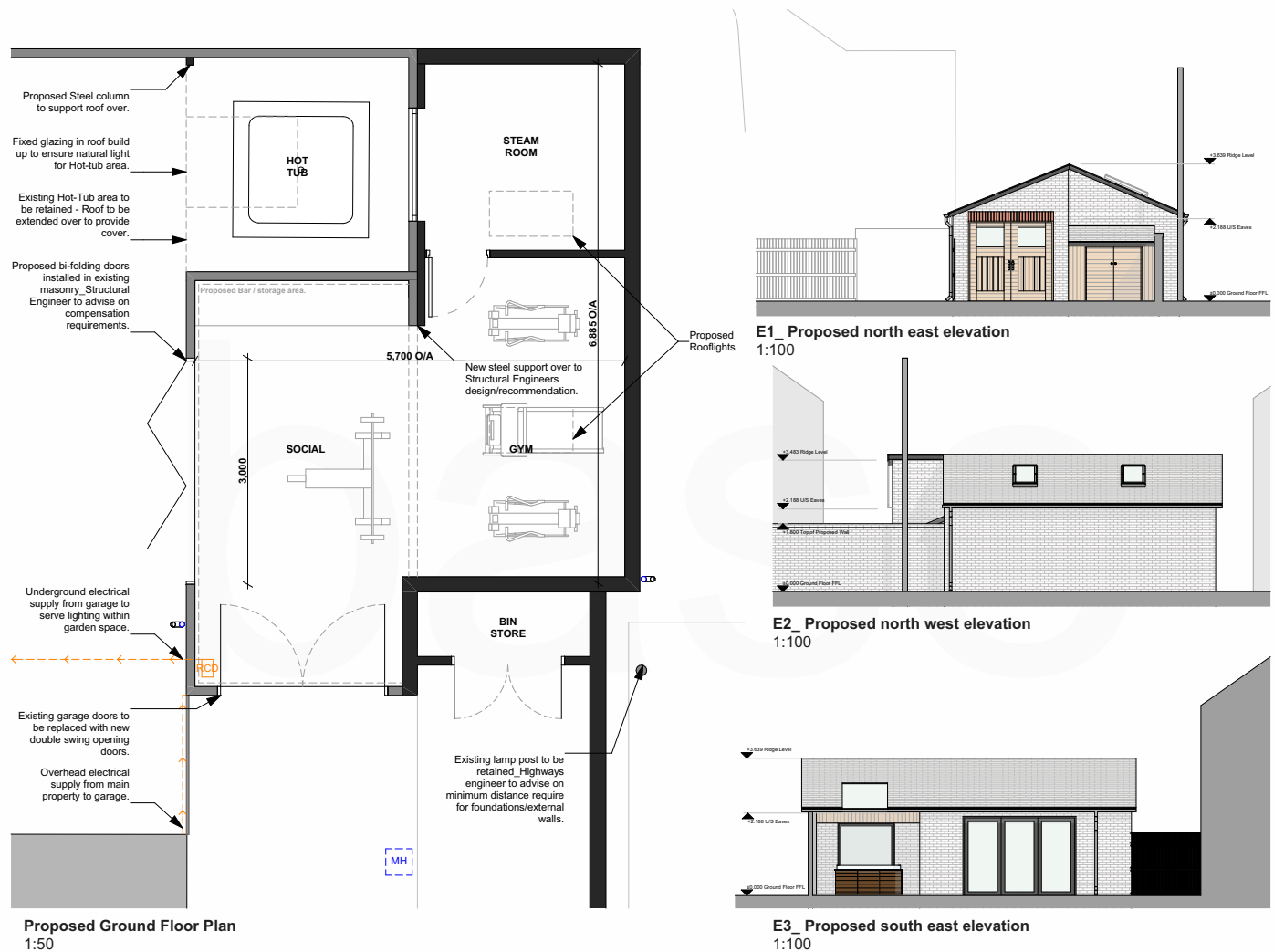


Figure 7: Proposed plans & elevations (Source: base Architecture)
NOT TO SCALE

4 Access & Highways

There will be no change to the existing vehicular access and parking arrangements.

5 Biodiversity

Given the nature of the proposal, the position of the outbuilding and the works associated with this application, it is envisaged that there will be no impact to any existing biodiversity.

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

After reviewing the Environment Agency flood maps, we have ascertained that the site of the proposed development is not located within an area at risk of flooding from rivers, the sea or from surface water and small watercourse flooding.

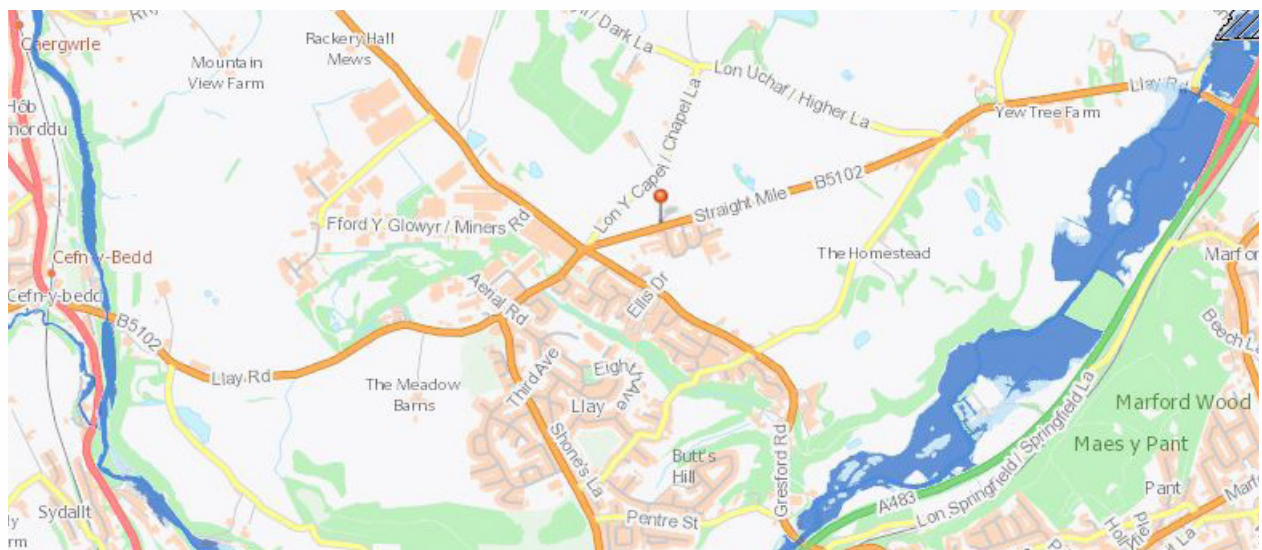


Figure 8: Flood map (Source: Environment Agency)
NO TO SCALE

7 Conclusion

- The proposals would greatly improve the existing property, allowing it to provide improved facilities and storage for the occupants.
- The proposal will result in an overall enhancement of the property's curtilage and implementing materials which are subtle and in keeping with the local vernacular.
- The existing street scene and local vernacular will not be not be impacted through the proposals.
- The proposal will not impact highways, flooding or biodiversity.