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DESIGN AND ACCESS STATEMENT

Project: Extension to 5 Rackery Hall Mews
Site: 5 Rackery Hall Mews, Llay, Wrexham, LL12 0QB

To be read in conjunction with drawing No's and details;

- RH/PD/01 – Existing Floor Plan
- RH/PD/02 – Existing Elevations
- RH/PD/03 – Proposed Floor Plan
- RH/PD/04 – Proposed Elevations
- RH/PD/05 – Location Plan

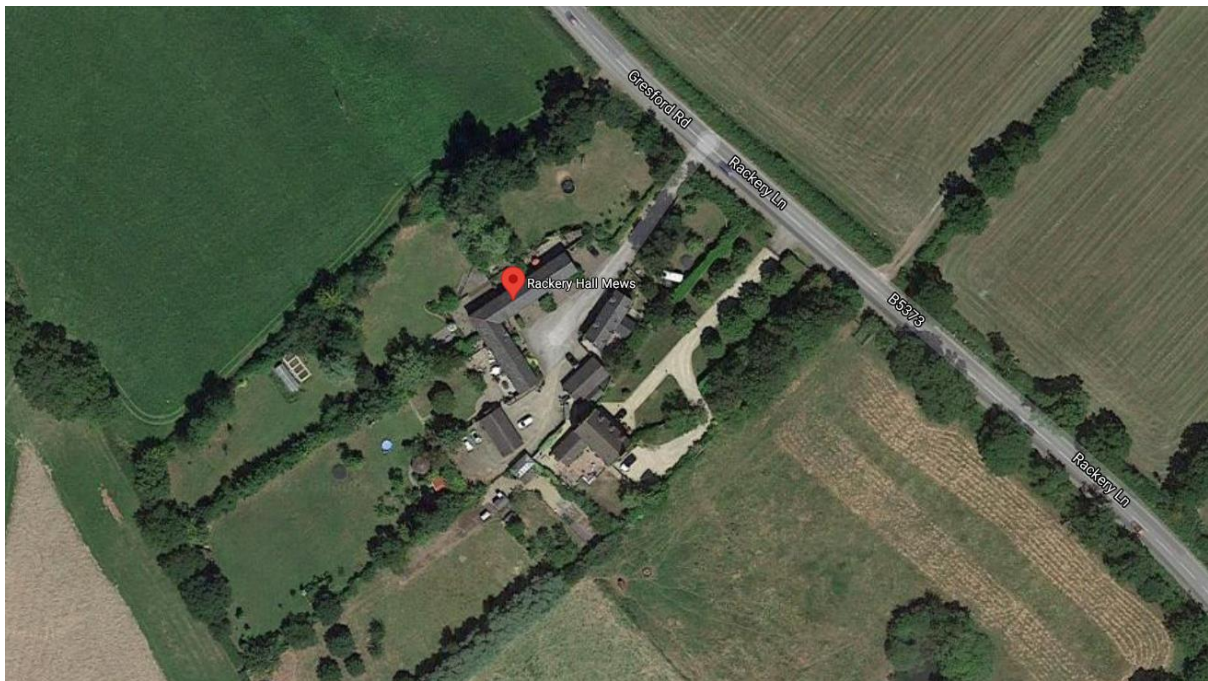


Fig. 1 – Location of Existing Site

1. Introduction

This statement is provided in support of a Householder planning permission and listed building consent to 5 Rackery Hall Mews, Llay, Wrexham, LL12 0QB.

The proposals are to create an extension to the rear of the existing barn conversion situated at Rackery Hall Mews. It has been designated within the curtilage of Rackery Hall, a Grade II Listed Building (Listed in 1963).

The proposals are to create a new larger open plan kitchen and dining room, which provides a new snug, a larger utility area and a craft room to allow the client to work from home. The works will be outlined within this document and the associated drawings.

The existing dwelling consists of red brick to the front elevation, with stone and brick to the rear elevation. The windows and doors all have a brick header and brick cills. The roof consists of slate tiles. This will be replicated in the proposals, keeping the existing characteristics and incorporating those into the proposals.



Fig. 2 – Picture of Existing Front Elevation

2. Proposed Layout & Design & Scale

The proposals create additional space for the dwelling and the occupiers. It creates a larger open plan dining and kitchen space, which will include a snug. The extension

also provides the dwelling with additional space to include a larger utility with extra storage.



Fig. 3 – Picture of Proposed Rear Elevation

The proposed elevations offer to re-use the stone finishing material to match the existing barn. The windows will match the existing property and the skylights will offer further light into the proposed extension. Due to the low roof pitch, eco slates will be used to keep the characteristics of the existing property.

With the proposed design, there will be no material changes to the front elevation. The appearance of the extension is to be engineering brick to floor level and stone to the rest of the extension. Because of the location of the first-floor windows, there will be small sections of flat roof incorporated to reduce the impact of the extension to the windows.

3. Heritage Statement

With the property being located on a Grade II Listed Curtilage, the existing barns have likely been located within the grounds since the early 1960s, with these being converted into residential properties and incorporating materials from the main Rackery Hall property.

As we are using similar materials on the proposed extension to the existing barn conversion, it is considered that the proposals are sympathetic to the setting and are considered to have minimal impact on the surroundings.

4. Access Statement

No access changes are proposed as part of this development, accessibility from the front of the property through the front door and access to the rear via the proposed extension.

5. Conclusion

To conclude the application seeks planning permission and listed building consent to make improvements to the existing downstairs living area at 5 Rackery Hall Mews. It has been designed to incorporate materials that complements the existing dwelling, in order to integrate the development visually with the existing surroundings.