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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

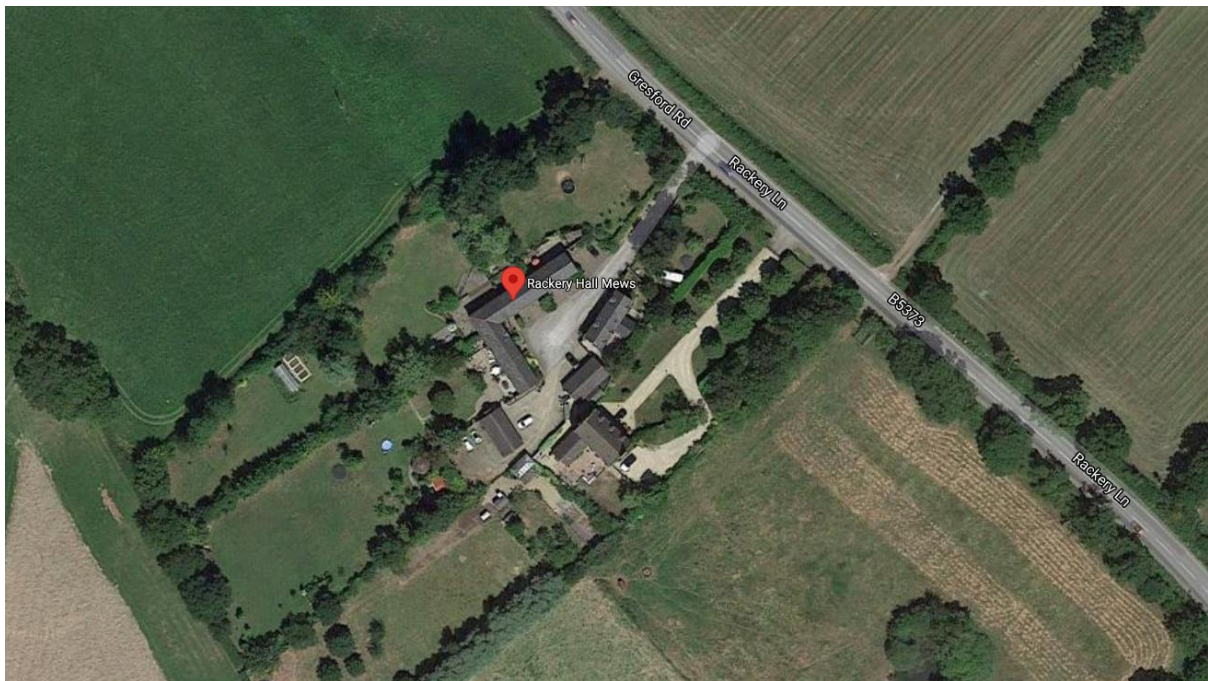


Figure 1 – Location of Existing Site

1. Introduction

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



Figure 2 – Llay 1909 Historic Map

The proposals are to create a new larger open plan kitchen and dining room, 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, along with the Listed Building Consent Statement.

2. Setting & Outline History

5 Rackery Hall Mews sits within the Curtilage of Rackery Hall, a Grade II Listed Building (Listed in 1963). The existing main property has gone through a few remodels internally and externally. According to Cadw, the property may have been rebuilt for Richard Jones (d 1752) a local apothecary. The house is known locally as “Apothecary Hall”. Cadw records state that the house has had fire damaged in the early C20, where it required alterations.

Rackery Hall’s exterior consists of handmade red brick, Flemish bond to the front elevation and English garden bonds to others. It has sandstone plinths, quoins and a sandstone string course to the first floor. There is a slate roof, with stone copings and kneelers to gables and red brick chimneys. The house is 2 storeys which also include an attic and basement.



Figure 3 – Existing Barns

Figure 3, (above) shows the barns before they were converted into residential properties, this image was provided by the clients.

3. Description

5 Rackery Hall Mews is a two-storey residential property. The ground floor consists of a lounge, kitchen, utility, downstairs toilet and hallway, with stairs up to the first-floor level. The first-floor level consists of a main family bathroom, with 4 bedrooms.

The front elevation of the existing property consists of two bullseye's windows, two ground floor and first floor windows, and a front door giving access to the main hallway of the property. With the image in figure 3, we assume all openings are original.

The existing side elevation consists of one single bullseye window to first floor level, with an access door at ground floor level into the utility room and a further window to the kitchen. As shown in figure 3, the bullseye window is shown and we can see the original opening.

The existing rear elevation consists of two patio doors opening to the patio and garden area to the rear property, it has one single window at ground floor level which is for the kitchen. At first floor level, the rear elevation has 4 windows, these are for bedrooms, the staircase and the family bathroom.

All existing door and windows have a grey brick head and cill. The front and side elevation have a finishing material of a red brick, whereas the rear elevation has a stone finish to the ground floor and the red brick is shown at first floor. The stone finishes with a grey brick detail running the length of the property before it changes to the red brick at first-floor. The elevations, both front and rear have pillars. We also assume these pillars are remaining from the original barns. The existing roof consists of slate tiles.

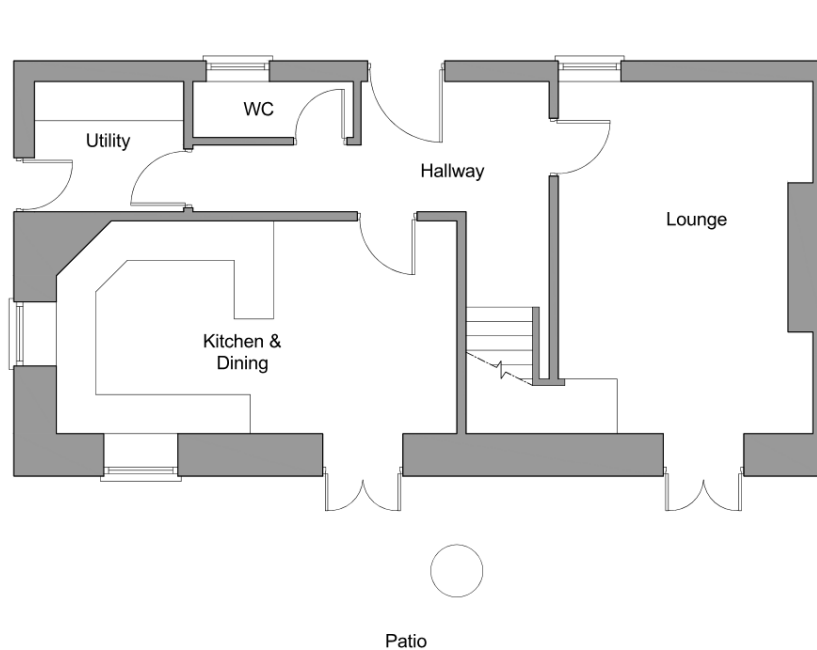


Figure 4 – Existing Floor Plan



Figure 5 – Existing Elevations

4. 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. The evidence from Cadw, the listing doesn't provide any further information on the barns. The main history significance lies with the main house, as the barns that are located within the curtilage of Rackery Hall, have no historic evidence listed on Cadw

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.

5. The proposals

Proposals have been made to refurbish the property, consisting an extension to the rear property.

The extension has no impact to the first-floor area of the property.

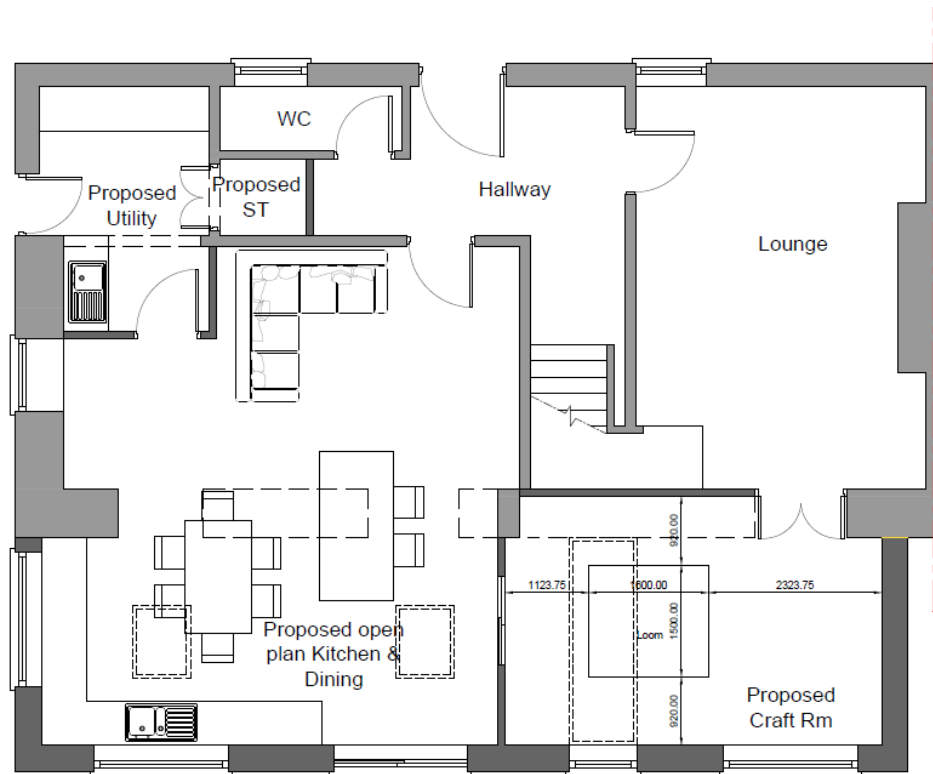


Figure 6 – Proposed Floor Plan

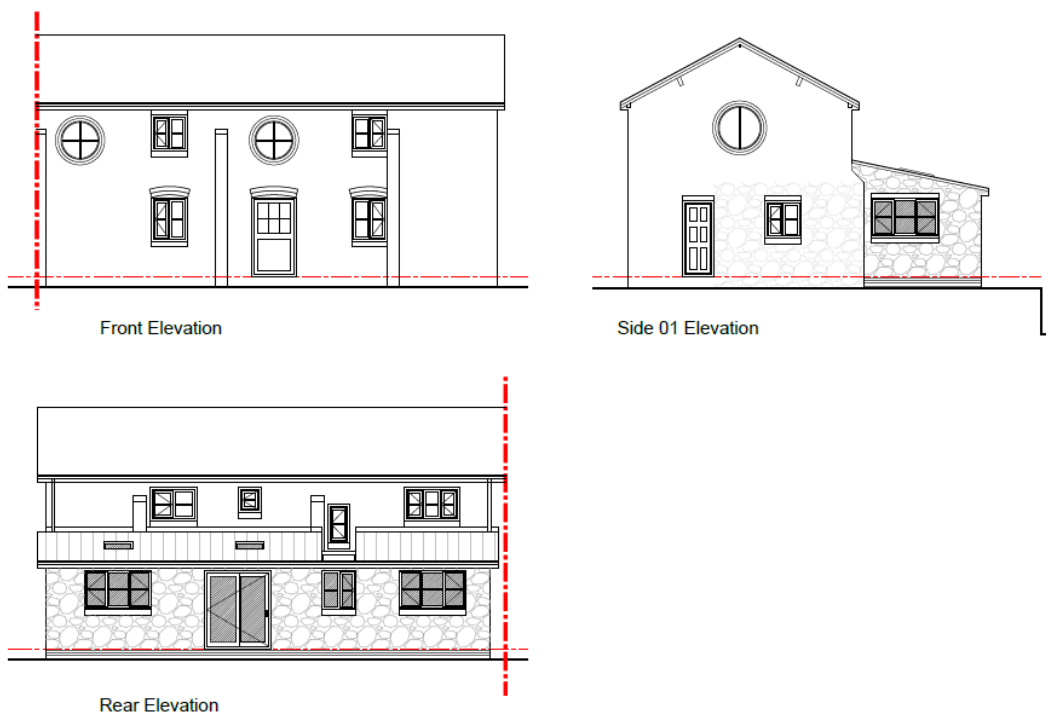


Figure 7 – Proposed Elevations

6. Heritage Impact Statement

The objective of the extension to 5 Rackery Hall Mews is provide a more suitable living space at ground floor for the family. The extension provides a larger kitchen for the size of the family, a more usable utility room, with an additional storage accessed from the utility room. It provides a craft room which will be used as an office / working space for the family who work at home. With the addition of the skylights to the extension it will provide more natural light into the kitchen, as the existing kitchen is fairly dark and has minimum natural light entering the room.

With the evidence provided by Cadw, the evidential value for the barns isn't mentioned. We can only assume that they were used by the main house for livestock or farm equipment. As time has moved on, the barns undertook a conversion to become residential properties as they are now. The proposals wouldn't affect the evidential value of the property, because we are retaining the existing main features, such as the bullseye's window, including the brick head and cills to the windows. The historic values of the barns we can only assume were used alongside the main house when it was known locally as "Apothecary Hall".

The aesthetic value of the existing barns was constructed with a similar or the same handmade red brick as the main house, along with the brick or stone heads and cills to the windows. The proposals don't affect the aesthetic design to the property because we designed the extension to match the existing materials, as shown in the Figure 7 for the proposed elevations. The layout of the proposals is well designed and proportionate to the existing property.

The benefit of having the single storey rear extension gives the owners the space to work and live within the property. The proposals would not impact the elevations severely due to using materials, such as using a standing seam metal roofing material. Slate roof tiles were considered for the proposals, but due to the pitch required, we were unable to make this work. The standing seam metal roof offers a lower pitch, and it also links back to the agricultural aspect of the building, as shown in figure 3. The reduced pitch means there is no interference with the first-floor windows.

Other benefits of the rear extension include the additional natural light from the skylights will increase the amount of sun and heat getting into the rooms, this reducing the amount of artificial heating having to be used and reducing the amount of pollution that is created by turning the heating on.

The reason why we provided this design was to the designed worked well, with the space that was available and we also had to make sure we included the design aspects that the client wanted. The craft room offers the clients a space to work at home alongside the larger kitchen & utility room to allow the client to use the home to its full potential.

7. Impact on Adjacent Listed Buildings

Despite the location of the barns to the main dwelling, you can't see the proposed extension due to it being to the rear. The rear elevation is secluded by the main barn. The extension is also secluded to the road by hedgerow.

The reasoning behind the proposed works is to achieve a home to suit the client's requirements but also retaining the design, elements mainly the elevations, to be kept similar to the existing property. Please refer to the Existing Elevations in Figure 5 and the Proposed Elevations in Figure 7. The works are necessary to give the client / homeowners the space they require to live comfortably in their property.

The proposed work is going to benefit the property, with the additional space. It also gives the homeowners the space they require.

8. Access

The access to the property is a shared driveway and the property has parking to the side of the property. No changes to the access are proposed as part of this development. Access to the property can be gained from the front of the property through the front door, or via a side door through the utility or from the rear via the proposed extension. No amendments have been made to the existing car parking arrangements.

9. Cadw's Conservation Principles

The design principles of the proposals are to show and incorporate the similarities of existing dwelling, it reflects back to the Listed Building of Rackery Hall.

When you look at Cadw's listing, it states that the main Rackery Hall has gone under alterations, along with many of the residential barns within the curtilage of Rackery Hall. As we are extending, like other barns have, these have been approved and allowed, with the use of materials matching the existing, as we are doing so on the extension to 5 Rackery Hall Mews.

We are protecting the Historic value of Rackery Hall and Rackery Hall Mews, the proposals don't affect the special qualities that Rackery Hall have, we are including many of these qualities within the extension.

10. Conclusion

To conclude, the proposals offer a neutral impact to the surrounding area and existing property. The proposals are well-designed, sympathetic to the historic character of the existing barn and proportionate in the scale, massing and material palette. With the design we have put forward, we have made the decision along with the client to make the design reasonable for the needs of the client and also keeping the existing aspects for the external materials.

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.