

# Proposed Extension to 10 Troon Close, Wrexham, LL13 9AQ

## Design & Access Statement

**Site Address:** 10 Troon Close, Wrexham, LL13 9AQ  
**Date:** September 2021

### **Applicants Details**

**Name:** Mr Phil Jones c/o Steven Parker  
**Address:** 27 Longdale Drive, Blaenau, Chester,  
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**Post Code:** CH1 5AT

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## **1) GENERAL**

### **Introduction**

This Design and Access Statement should be read in support of a full planning application for a single storey extension, internal alterations and extension to the garage from a single to a double to the above site. This statement responds to the requirements of the Town and Country Planning (General Development Procedure) (Amendment) (Wales) Order 2009. The statement should be read giving full regard to the application drawings.

### **Physical Context**

The site lies within the suburb of Borrás, within the Wrexham Local Plan Boundary. The aerial photograph below identifies the application site outlined in red in the context of its surroundings.



Borrás is an area to the north-east of Wrexham, Wales. It is part of the community of Holt. The nearby residential area of Borrás Park is named after Borrás but is part of the community of Acton, Wrexham.

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### Description of Development

The application relates to a proposed residential single storey extension to an existing bungalow. In addition, there are some internal alterations, and the conversion of the detached garage from a single to a double.

### NATIONAL & LOCAL POLICY CONTEXT

#### National Policy

National Policy is set by Planning Policy Wales (PPW – Edition 10, December 2018) which sets out the land use planning policies of the Welsh Government. It is supplemented by a series of Technical Advice Notes and ensures Local councils can keep Wales's commitment to sustainable development through the planning system.

Technical Advice Notes used to aid the proposal submitted are:

Technical Advice Note (TAN) 12: Design (2016)

Technical Advice Note (TAN) 15: Development and Flood Risk (2004)

Technical Advice Note (TAN) 24: The Historic Environment (2017)

#### TAN 12 “Design” examines what is meant by Design:

“the relationship between all elements of the natural and built environment. To create sustainable development, design must go beyond aesthetics and include the social, environmental and economic aspects of the development, including its construction, operation and management, and its relationship to its surroundings.”

#### Delivering Good Design: Approach

Design is a process of analysis and synthesis: analysing, identifying and diagnosing problems and barriers, then solving them through critique, research, development and testing. Design is a creative means by which to realise innovation and add value. Design for the built environment plays a key role in economic growth and in raising the quality of the places where we live and work.

#### National Planning Policy

9.3 The Welsh Government sets out in para 6.1.1 of Planning Policy Wales the following objectives for the conservation and improvement of the historic environment:

- preserve and enhance the historic environment, recognising its contribution to economic vitality and culture, civic pride and the quality of life, and its importance as a resource for future generations; and specifically, to:
- protect archaeological remains, which are a finite and non-renewable resource, part of the historical and cultural identity of Wales, and valuable both for their own sake and for their role in education, leisure and the economy, particularly tourism;
- ensure that the character of historic buildings is safeguarded from alterations, extensions or demolition that would compromise a building's special architectural and historic interest; and to
- ensure that conservation areas are protected and enhanced, while at the same time remaining alive and prosperous, avoiding unnecessarily detailed controls over businesses and householders.

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### Local Policy

The development plan consists of the current Wrexham Unitary Development Plan (1996 – 2011), written statement and proposals map.



*Extract from the current UDP 'Proposals Map'.*

**The Following Are The Specific Local Policies That Apply To The Application Site.**

**Strategic Policy: PS1 New development for housing, employment, and community services will be directed to within defined settlement limits/employment areas.**

### ECONOMIC & SOCIAL CONTEXT

Being a small residential development, the factors to consider in the appraisal of social and economic profile relate more to:

- how the proposed development can contribute locally;
- issues related to crime and disorder;
- market demands and deficiencies;

The actual development itself will be likely to be constructed using local labour and skilled trade construction workers. This will ensure there is a direct contribution to the local economy. Additional contributions will be made by purchasing materials locally.

The proposal does not provide any activities that would increase any crime or disorder. The new construction and fittings will in fact make the building more secure to reduce the risk of domestic burglaries etc.

The conversion and extension will not increase the number of bedrooms to the property. It will however provide a more up to date and efficient layout, which especially now with the increased 'work from home' effort will be much desired. This will ensure the dwelling is kept up to date with the housing market ideals and will ensure the building continues to work effectively as a modern home.

## 2) ACCESSIBILITY

### National Planning Approach

CABE defines Inclusive Design as an effort that '*aims to remove the barriers that create undue effort and separation. It enables everyone to participate equally, confidently and independently in everyday activities*'.

Planning Policy Wales (PPW) is the principal planning document of the Welsh Assembly Government, which sets out the context for the consideration and evaluation of all types of development. The main thrust of PPW is to promote sustainable development by ensuring that the planning system provides for an adequate and continuous supply of land, available and suitable for development to meet society's needs in a way that is consistent with overall sustainability principles.

PPW acknowledges Good design is inclusive design. Development proposals should place people at the heart of the design process, acknowledge diversity and difference, offer choice where a single design solution cannot accommodate all users, provide for flexibility in use and provide buildings and environments that are convenient and enjoyable to use for everyone.

One of Planning Policy Wales (PPW) main objectives is to extend choice in transport and secure accessibility in a way which supports sustainable development and helps to tackle the causes of climate change by encouraging a more effective and efficient transport system, with greater use of the more sustainable and healthy forms of travel, and minimizing the need to travel. For example, ensuring that development is accessible by means other than the private car will help to meet the Welsh Government's objectives for social inclusion. Encouraging cycling and walking will contribute to the aim of improving the levels of health in Wales.

### The Existing Transport Network

Wrexham transport context largely reflects its settlement pattern, transport corridors and public transport nodes. The spatial strategy highlights the need to consider where the most sustainable locations are with regard to the influence transport has on travel patterns. In particular public transport corridors can be seen:

- following the A5156 and A535 giving good access to Wrexham Industrial Estate and the A483.

Within the County there are a number of key transport interchanges including (Wrexham – Bidston railway line with North Wales Coast railway line & local bus services), Wrexham (railway station and local bus services)

The site is located nearby to good public transport links as shown above. There are nearby bus stops taking you to Wrexham Town Centre. The service along here is frequent and every day. It is only a short drive to the nearest train station which allows residents to travel much further afield.

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The original dwelling made an allowance for acceptable parking space provision to the dwelling. The application submitted does not propose to increase the number of bedrooms to the dwelling or occupancy. There has been no change to the number of parking spaces provided.

PPW also advises that all Local Authorities should consider the issue of accessibility for all, including the needs of those with visual and hearing impairments and those with limited mobility such as wheelchair users, elderly people and people with young children.

In terms of inclusive access, the proposed redesign of the ground floor to the dwelling now provides a visitor accessible WC.

### 3) ENVIRONMENTAL SUSTAINABILITY

#### **Sustainable Materials**

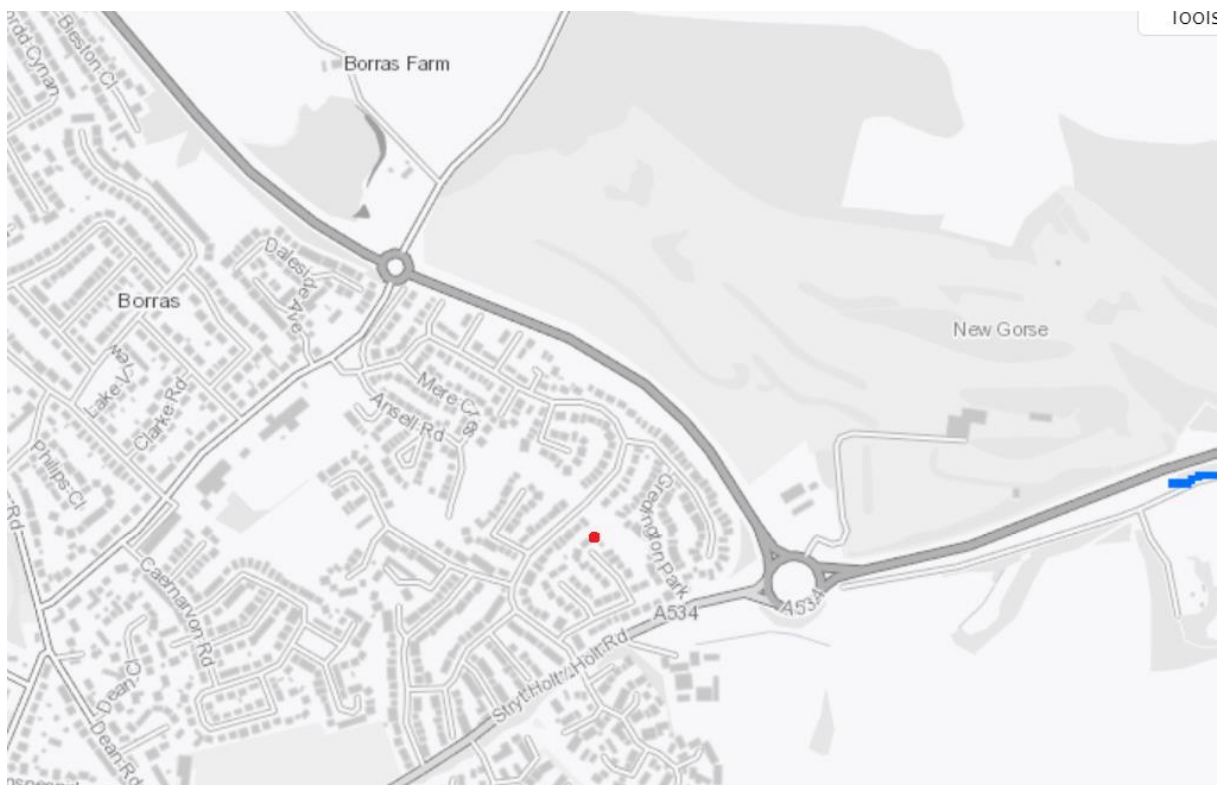
Locally sourced sustainable materials with a low environmental impact are to be used for the development. Any timber used will be sourced from sustainable managed forests and certified by the Forest Stewardship Council.

#### **Biodiversity and Local Environment**

No works are proposed to any of the existing landscaping and Biodiversity in the locality of the site.

#### **Water**

The Tan 15 Development and Flood Risk Map show that the site is situated in Zone A – “considered to be at little or no risk of fluvial or coastal/ tidal flooding”.



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*Application site shown centrally and dotted red*

Zone A is described as being 'considered to be at little or no risk of fluvial or coastal/ tidal flooding'. The development will not be a risk of flooding, nor will the proposals increase the risk elsewhere.

### **Energy Efficiency/ Carbon Reduction**

New, more efficient windows and doors are proposed to the dwelling which will increase the air tightness and retain heat in the colder months, whilst allow cool air in the summer months. This reduces the demand for heating or cooling appliances.

The proposed mostly glazed extension will increase solar gains during the colder months to provide warmer, ambient temperatures internally.

### **Waste Management:**

The proposed development will not provide any additional waste to the dwelling in the long term. In the short term there will be normal waste produced during the construction phase of the development.

## **4) CHARACTER AND SCALE**

### **Layout**

On the Ground floor, it is proposed to reconfigure the Kitchen / Dining to provide an open plan living space. An extension is proposed built off the kitchen which will become open plan. The existing patio door opening will be taken down to the floor to join the new Dining room and the Kitchen together.

### **Appearance & Scale**

The local area to the development site is generally made up of standard brick construction.



*Current street scene of property and garage*

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*Existing front elevation*



*Existing rear elevation*



*Existing garage*

The existing building has a concrete roof tiles, brick external walls with dark brown timber upvc windows, doors and fascia's. white UPVC gutters and downpipes.

Adjacent detached garage also has concrete roof tiles, brick external walls with metal garage door, white fascia's and white UPVC gutters and downpipes.

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The proposed house and garage extensions will match the brickwork with the existing buildings. The roof will be concrete tiles to match those of the surrounding area and the existing dwelling.

#### **5) COMMUNITY SAFETY**

During the design progress design measures have been carefully assessed to help to prevent crime. It is not considered that the proposed development will increase opportunity for crime or reduce the existing Community Safety.

A safety aspect to be considered for the proposal however is the increased chance of injury during the building works and the possibility of increased accessible areas to the building site for break-ins. It is suggested that the building works should be carried out by qualified contractors who follow health and safety guidelines with regard to the local community, local residents and all contractors.

#### **6) MOVEMENT TO, FROM AND WITHIN THE DEVELOPMENT**

Matters relating to accessing the proposed development have been dealt with in detail in section 2 of this statement. No amendments are proposed in terms of movement to or from the dwelling.

#### **7) CONCLUSION**

This statement has identified that all Design and Access matters have been fully considered at the design stage and that the scheme presented offers a development that complies with National and Local planning policies.

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