



PP14-1170

PLANNING DESIGN & ACCESS STATEMENT

Upon

Former Golden Grove Inn

Lyndir Lane, Rossett, Wrexham LL12 0AS

Prepared for

Urban Developments Ltd

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*PLANNING DESIGN & ACCESS STATEMENT
FORMER GOLDEN GROVE INN
LLYNDIR LANE, ROSSETT*

1.0 SITE CONTEXT

1.1 The Proposed Site



Fig 01: Aerial Image Golden Grove Inn, Llyndir Lane, Rossett

- 1.2 The proposed site is vacant that comprised a Public House and residential accommodation block located on Llyndir Lane between Burton Green and Broadoak in Rossett. We are advised by Wrexham County Borough Council the development site is situated within an Area of Special Landscape and Green Barrier Designation. The buildings are not listed to be of special Architectural or Historic Interest.
- 1.3 The plot is relatively rectangular in plan shape having approximate dimensions 88m in length by 81m in width at its widest points, having a total area of 6,020m² (1.5acres). To the northern side of site there is adjoining open land being former car parking provision for the public house having a total area of 1,025m² (0.25acres). The site is accessed directly off the public pavement and road (refer to fig.01) which is relatively flat with only slight gradual incline providing generally level access to the property. The site is enclosed at the south and western boundaries with mature tree screening and drainage ditch, to the eastern side of site hedgerow demarks the boundary.

- 1.4 The site is situated in the countryside within near vicinity of other established clusters of residential dwellings to the east and western sides of Llyndir Lane, Burton Hall Road and Sringer's Lane (refer to fig.02). The property is located approximately 1.5 miles to the northwest of Rossett, a large rural village located 6.5 miles to the north of Wrexham and 7.5 miles south of Chester.



Fig 02: Aerial Image Golden Grove Inn Location Plan

- 1.5 The former accommodation prior to being demolished comprised a Public House which is relatively square in plan shape, with room in the roof 2 bedroom self-contained apartment. The adjacent two storey building being L shape in plan form, encompassed a 4 bedroom dwelling and attached 1 bedroom dwelling house. Car parks were provided to front and rear of property with rear beer terrace and gardens.

Floor areas for the 3nr. Dwellings and Public House are confirmed to be as follows:

Public House	440m ²
2 Bedroom Apartment	104m ²
4 Bedroom Dwelling	182m ²
1 Bedroom Dwelling	53m ²

Total Building Floor Area	779m ²
Total Building Footprint	579m ²

- 1.6 The Environmental Agency maps illustrate that the application site is not within a known flood risk area and it is understood not to have a history of flooding, however there are two known flood areas directly to the north and south of the site. The Flood Consequence Assessment as prepared by Waterco dated June 2015 submitted with this application in accordance with TAN 15 confirms the flood risk to the site can be acceptably managed.
- 1.7 Prior to demolition, a bat survey and method statement was undertaken by The Tyrer Partnership as detailed in the submitted report dated January 2015, reasonable avoidance measures have been implemented together with proposals for new bat roost provision and landscaping scheme as approved by NRW.

- 1.8 Desk top study has been undertaken to establish any requirement for radon protective measures applicable to new development, the submitted report by British Geological Survey Report dated 16 November 2015 confirms that NO radon protective measures will be required.
- 1.9 Site investigations have been carried by Ground Solve Ltd to determine suitable ground conditions for development of which included trial pits with soakway tests, the results indicate depths in four different locations measured from the immediate ground level. The water table was revealed to be higher than expected, readings would suggest excavation depths to be suitable, but when the site is levelled shallower depths would be formed from these reduced levels of which manifest high risk of flooding to any below ground development.

2.0 PLANNING HISTORY

- 2.1 Planning permission was granted for demolition of the public house and residential dwellings and erection of two replacement dwellings on 6 July 2015, application reference ROSP/2015/0021.
- 2.2 Development has since commenced with all existing buildings demolished and removed from the site, reduced levels are complete for the site and excavations complete for Plot 1. Excavations have confirmed a high water table resulting in the site flooding and extreme difficulties to build the above ground dwelling. To achieve the required desirable accommodation for Plot 2 and maintaining low building height in keeping with the former public house, a lower ground storey had been proposed. The consequence of a high water table not only makes development extremely difficult to construct, costs would be disproportionate to property value, as discussed in section 1.9 there is also potentially high risk of the property flooding on completion.
- 2.3 In view of site irregularities, a pre-application meeting was held between the design team and Wrexham County Borough Council to discuss potential changes to Plot 2 design to afford the required accommodation without compromising what had received approval. Valuable feedback was received and design since developed to reflect these comments.

3.0 DEVELOPMENT PROPOSAL

- 3.1 The proposal pursues the opportunity to replace the previous approved design to Plot 2 which has been granted planning permission by erecting a one and half storey dwelling above ground to alleviate building in poor ground conditions and to avoid flood risk for future occupants.
- 3.2 The design team and planning department fully acknowledge the challenges met in developing good design to replace the historical public house buildings which led to the scheme receiving planning consent in the former application. It is for this reason much of the character has been retained with marginal changes made to afford the desirable accommodation required as detailed in Appendix A.

3.3 The design drawings submitted with the Planning Application would be confirmed as follows:

PP14-1170/DC01/F - Site Layout and Landscaping as Proposed
PP14-1170/DC03 - Plot 2 Plans and Elevations as Proposed
PP14-1170/DC04/D - Elevations as Proposed and Building Outline Overlay
PP14-1170/DC05 - Plot 2 Elevation and Roofplan Outline Overlay
3D Imagery

3.4 In developing proposals for the two dwellings, the design team have considered the existing site and the wider area, in terms of individual design, scales, massing character of the area, setting and visibility among other factors. Across the wider area, there are a range of architectural styles and aesthetics and it is suggested that there are no predominate forms or designs to influence this scheme, although references have been made to the traditional forms and materials although designed with a more contemporary feel. The images below, illustrate the range of styles, materials, details and common features.





3.5 We feel that the density, scale and amount of accommodation is appropriate for the site, the wider area and that the neighbourhood services can support the amount of development planned.

3.6 The proposals have concluded that whilst the existing buildings are set to the edge of the highway and are tightly packed together, a more substantial set back from the road and a larger separation between the built forms would have a positive impact on the site. The accompanying site plan overlay shows the comparison between the existing and the proposed development.

3.7 The total habitable floor area of the approved development is 915m² which is only 17% larger than the replacement buildings. The footprint of the revised Plot 2 dwelling retains the total floor area as previously approved as follows:

a) Floor areas approved for Plot 2 dwelling

Basement (lower ground)	187m ²
Ground Floor	281m ²
First Floor	64m ²
Garage	90m ²

Total Building Floor Area 622m²

b) Floor areas proposed for Plot 2 dwelling

Ground Floor	305m ²
First Floor	227m ²
Garage	90m ²

Total Building Floor Area 622m²

3.8 The philosophy of the revised application is to retain two individual contemporary family houses, Plot 1 seeks to create a dwelling of rectilinear two storey appearance with a mix of render and brickwork. Plot 2 seeks to create a smaller visible scale and mass, with an appearance of a rendered one and a half dwelling to the public face. Plot 1 has a perception of being more substantial of the two dwellings from the street although the single storey garage and rear extension help to break the scale of the dwelling down. Plot 2 utilises roof space and elongated structures to create a contemporary high quality family home which benefits from the setting and character of the site, with balcony areas to the rear, encouraging the use of the private amenity spaces.

- 3.9 The challenge set by removing the basement storey and in maintaining high value floor area without compromising character scale and bulk generally has been overcome with extending accommodation by utilising double height floor to ceiling space and perhaps over generous circulation areas. It is also proposed to increase the height of the original designed single storey swimming pool side wing with room in the roof accommodation, unfortunately the loss of swimming pool has been compromised. To retain low building height of the side wing and prevent the requirement of below ground accommodation, it is further proposed to lift the complete building by a nominal 400mm and reduce levels to the rear of building by 200mm, access would be landscaped and paving graded to achieve suitable levels.
- 3.10 Our proposed design has given full consideration to the impact on openness of the countryside and for this reason the western elevation has been selected to afford additional accommodation. As can be referred to in Appendix B, images demonstrate the site is well screened in particular to the west side of site and existing buildings can only been seen when approaching from the East.
- 3.11 We have provided elevation overlays providing comparisons of the original building and approved scheme detailing marginal increase to lift the building by 400mm and in massing scale and bulk to achieve the required accommodation. When viewed as a street elevation the overlay clearly shows that the existing and proposed massing, scale and siting are very similar to existing. It has been suggested to have a greater separation between the two structures than existing as this will have a greater benefit for the perceived openness of the site. The set back from the edge of the road references the wider area precedent whilst providing a greater sense of openness.
- 3.12 The site is orientated so that the rear of the properties are generally south facing. The rear of the properties have more glazing than the front to maximise solar gain and daylighting.
- 3.13 The site is designed to reflect the character of the area as a whole, which is characterised by substantial dwellings, set on substantial plots. The dwellings are set back from the highway and boundary treatments are provided for privacy, security and to achieve better highway safety. It is proposed that the development accords with Local Planning Guidance Note 21: Space around Dwellings
- 3.14 It is therefore suggested that when comparing the existing and proposed arrangements that the application does not propose to create a development that would detract from the rural character of the site and its surrounding or does not harm the openness of the open countryside and Green Barrier.

4.0 ACCESS RATIONALE

- 4.1 The dwellings would be for private residential accommodation and are not designed for a specific user group. Access to the properties will therefore take into account the varying requirements for all potential users; this would be specifically for private visitors and local authority personnel and the like. Consultation has been focussed on guidance provided within the building regulations, British Standard BS8300 and further guidance provided by the Centre for Accessible Environments.
- 4.2 The rationale adopted in insuring access for all users to the premises would be confirmed as follows: -
1. Level site access is provided on approach to the premises, the driveway and footpath leading to the main entrance are wide enough to facilitate wheelchair access. Level entry shall be provided by landscaping ground levels externally and sloping floors internally to adequate falls of no greater than 1:20 gradient.
 2. On approach, the main entrance door threshold is to be level with paving; door décor will be contrasting with wall and paved finishes to assist those who are visually impaired, door size width to be minimum 840mm wide to accommodate wheelchair users. Appropriate external lighting is to be provided.
 3. There is good circulation space within the property with a minimum corridor width of 1100mm; adequate facilities shall be provided for visitors at ground level, to include access to the kitchen and W.C.
 4. Within the accommodation, door openings will have a clear width of at least 750mm with adequately fitted door furniture to provide a practical access for wheelchair users.
 5. The internal décor will be colour contrasting at floor and wall junctions and wall and door openings to assist those who are visually impaired.
 6. Access for staff and visitors within the premises must take into account the requirements of the workplace regulations and other relevant health and safety legislation.
 7. The design is expected to enable occupants with disabilities to cope better with reduced mobility and enable them to stay in their homes for a longer period of time than would be the case if they lived somewhere that wasn't designed as such. The design is not necessarily expected to facilitate fully independent living for all people with disabilities.
 8. All properties are orientated towards existing street frontages or situated off newly formed accessible road and level footpaths. The site and perimeter points of access are generally level, with no significant inclines impairing accessibility. Each frontage will be well lit.
 9. Within the curtilage of the properties, pathways and hard standing will be provided to assist general access for wheelchair users, as well as general occupiers.

- 4.3 The proposals seek to improve access, community safety and movement by setting the building line back. This has several benefits as well as providing better visibility into and out of the site. Redeveloping the site for two dwellings will materially reduce the number of vehicular and pedestrian movements into and out of the site.
- 4.4 The existing access is amended and improved to suit the proposed residential use and the proposed layout has a greater visibility splay than existing.
- 4.5 It is proposed that the scheme complies with Policy T8 and Local Planning Guidance Note 16 in that 4 parking spaces are provided. It is appreciated that garages do not count in this calculation. The parking layout has been designed so that the cars can enter and leave the site in a forward facing gear.

5.0 PLANNING POLICY

The following policies are applicable to this application; with justification provided for each.

- 5.1 Policy PS1: Strategic Policy whilst it is appreciated that the site is outside of the defined settlement boundary, the site is a substantial brownfield site with a use that unfortunately is now not viable.
- 5.2 Policy PS2: Strategic Policy It is suggested that, when comparing the existing and proposed drawings, the development does not materially affect the countryside, landscape character, open space or the quality of the natural environment.
- 5.3 Policy PS3 The use of a vacant brownfield site is preferred to the development of Greenfield land, particularly where the land is of high value (ecological, landscape or amenity, or quality agricultural). The development generally utilises the existing footprint and hard landscaping and as such, as substantial new housing is needed within the country, provides an appropriate form of development.
- 5.4 Policy EC1: Green Barriers Whilst it is appreciated the site is within a green barrier, it is acknowledged that a green barrier is not as permanent as Green Belt and is in place to help prevent urbanisation and urban sprawl. This particular policy provides for limited new development and "other uses of land which maintain the openness of the Green Barrier and do not conflict with the purpose of including land within it". As the site already has substantial existing built form, independent dwellings and those dwellings are reflected by similar uses throughout the county, it is suggested that the proposals are not inherently contrary to the requirements of the policy and the purpose of the green barrier.
- 5.5 Policy EC5: Special Landscape Areas Similarly with the designation of special landscape area, it is acknowledged that stricter control will be placed on sites. It is suggested that the proposals are a high standard of design and landscaping and do not have a materially bigger impact on the special landscape area than the existing site. In fact, it is suggested that, term, post development the site will conserve and enhance the landscape.

- 5.6 Policy EC6: Biodiversity Conservation It is suggested that the redevelopment of site will not materially affect biodiversity conservation. The extents of the developed site are generally as existing, albeit at a reduced scale and compensatory measures can be provided where necessary. The accompanying Ecology report provides further details on these matters.
- 5.7 Policy EC12: Development and Flood Risk The site as a whole is not within a flood risk area, however is closely adjacent to two areas. Whilst the proposed uses are sensitive to flooding generally, it is proposed that there is a similar characteristic to the existing site. It is proposed that the development of the site would not be subject to an unacceptable risk of flooding, would not increase the risk of flooding on adjacent sites and would not adversely affect flood management or maintenance schemes. The accompanying Flood Consequence Assessment provides further details on these matters.
- 5.8 Policy H3: Conversion of Buildings outside Settlement Limits. It has been upheld by the approved planning application that a more appropriate solution would be to replace the existing buildings with dwellings that would be fit for purpose and reflect the requirement of modern life and building regulations, these buildings have since been demolished.
- 5.9 Policy H4 – Subdivision of Buildings. Similarly to H3, the policy would allow for the subdivision of the existing buildings into several dwellings, without major extensions, additional new buildings; giving each more than adequate private open space. This policy is no longer relevant to the consideration of the application.
- 5.10 Policy H5: Housing in the Countryside. It is proposed that whilst the application seeks two new houses, these houses replace two existing dwellings on the site. As such it is proposed that the policy is not strictly relevant to the consideration of the application.
- 5.11 Policy H10: Replacement Dwellings in the Countryside. The policy allows for replacement dwellings in the countryside where the existing dwelling is habitable and is not of architectural or historic interest. There was evidently more than two independent dwellings already on the site, and the likely permissible conversion of the public house into one or more dwelling. The proposed dwellings also accord to the policy as they are generally located on the existing siting of buildings, reflect Policy GDP1 and reflect the floor area, form, bulk and character of the original dwellings and buildings on site.
- 5.12 Policy S9: Loss of Local Facilities. Whilst any loss of local facility is unfortunate, in this case the Golden Grove public house is no longer viable for several reasons. It has been upheld by the approved planning application that a more appropriate solution would be to replace the existing buildings with the two dwellings proposed.

6.0 SUMMARY

- 6.1 The planning application seeks the redevelopment of the substantial vacant Golden Grove Inn for two high quality, contemporary family homes.
- 6.2 It is suggested that the proposals do not materially affect the site designation of Special Landscape Area or Green Barrier and are not materially more harmful to the area than the former buildings on site and that of Plot 2 dwelling proposed in the approved planning application referenced ROSP/2015/0021.
- 6.3 In conclusion we propose that the site is suitable for proposed development conforms to Government guidance and Local Policies and are in keeping with the character of area as well as representing appropriate development. We therefore propose that the application and development should be encouraged.
- 6.4 To summarise we propose that:
- The proposed density, layout, scale and massing is suitable for the site, the surrounding properties and the neighbourhood services; we consider design changes proposed being minor to the previously approved application.
 - the orientation and massing of the proposals would not cause an unacceptable overshadowing or overlooking of the adjoining properties and respect the scale of the surrounding development; we consider design changes would have no detrimental impact on neighbouring properties to that of the previously approved application and there is good screening to onlookers from the road.
 - the proposals in terms of design and layout are sympathetic to the area and the adjoining properties and character of the area and will create a safe and secure place for the occupants and wider community; we again consider design changes proposed being minor to the previously approved application.
 - the overall proposal will make a positive contribution to the area and accord with planning policies.
 - The proposal creates an accessible, appropriate, legible, and contextual development.

APPENDIX 'A'

Replacement Dwelling Character Overview



APPENDIX 'B'

Development Site Impact Photographic Images



Photograph Image 01 – Eastern Approach



Photograph Image 02 – Western Approach



Photograph Image 03 – West Elevation



Photograph Image 04 – West Elevation