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Design and Access statement for Holmwood, Burton Road, Burton, Wrexham,

Background Information

This design and access statement has been submitted to accompany a full planning application to outline the case for approving a double storey rear / side extension and single storey side extension to Holmwood, Burton Road. The application also includes the change of use of agricultural land to residential land.

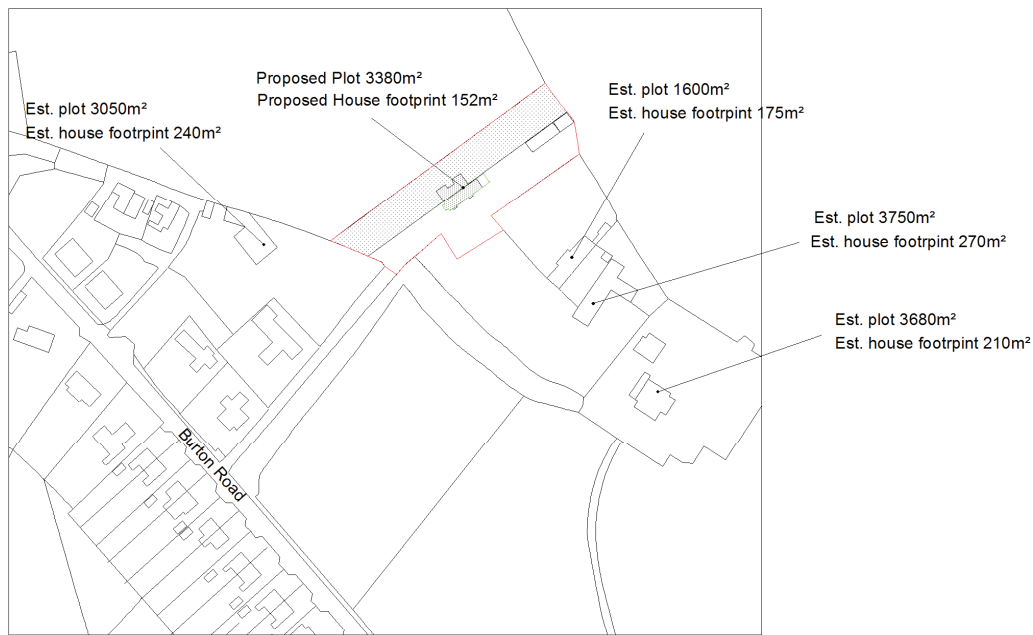
Holmwood is a 2 bedroom property within the rural village of Burton. The current layout is awkwardly designed and does not lend itself well to being occupied comfortably without large alterations. Holmwood is part rendered and part brick, the render has been stripped back to the brickwork at the rear of the dwelling to prevent falling masonry and a dishevelled look. The roof comprises natural grey slates, windows are white uPVC and the timberwork is painted black. The condition of the property is generally poor, the facilities of the property are not up to modern standards or requirements and the size of plot is not considered a good use of land when it could be enjoyed as a large family home.

The site comprises of two parcels of land, both in the ownership of our client. These parcels of land have been in the same ownership for 17 years. The area of land to the North of Holmwood is 1650m², it is only accessible via Holmwood. The area of land surrounding the main dwelling and considered as the curtilage to Holmwood has an area of 1730m². Should the application for changing the use of the land to the North of Holmwood be successful, the site will be of a similar size to many of the adjacent properties.

There is currently no division between the 2 parcels of land that this application relates to. The site has been used as a single unit since our client purchased the property although there is little documentary evidence to support this.

The parcel of land outside the curtilage of Holmwood is separated from the adjacent large fields by a post and wire boundary. This boundary does not have a detrimental effect on the openness of the country side. Using the site as a single planning unit would ensure that there would be no boundary treatment installed between the two parcels of land and the openness of the countryside can be maintained.

Access



Holmwood is accessed via a private drive off Burton Road. The site is a large, level site. The site is situated approximately 1 mile from Rossett where shops and amenities serve the needs of the local community. Holmwood is set on the edge of Burton, the village of Burton is generally located towards the South of the site. To the North of the site are large fields.

The site is within easy reach of all community facilities, public transport links and the main road and motorway links. Burton Road is a well-established and popular residential road within Burton.

Although situated on the outskirts of the village, this area is easily accessible to the wider community. There are a range of properties within the vicinity, including barn conversions, detached family homes with large gardens and smaller cottage style residences.

Design

Our brief has been to improve the living accommodation of the property whilst enhancing its design. The alterations include the provision for 2 further bedrooms, a central hallway, additional sanitary requirements and an increase in living space.

It is considered that the best use of the land is to adapt the existing property and the most suitable location for the main extension is towards the rear. We have considered the possibility of replacing the existing home with a new build house. This was discounted early on because of the considerable improvements that could be made to the original house by extending it towards the rear.

Consideration was given to the most suitable area to extend the property. Although the property is 45m away from its closest neighbour which is double the minimum requirement, our client would like to prevent encroaching on this distance to maintain the privacy that the house currently enjoys. The front elevation is considered to be the most attractive elevation and we have tried to protect this.

The mono pitch garage and utility room are of poor construction. It is considered that building above the existing single storey element of the property would require underpinning, it is therefore not economical to salvage this part of the structure and incorporate it into the design. By extending to the rear of the property the existing design can be improved greatly. The rear of Holmwood is arguably the most visible elevation although there is a large field between Holmwood and the public highway. The rear elevation is currently faced with a large brick wall, there is minimal fenestration to break up the mass of the brickwork. The dominant appearance of the elevation on the openness of the rural landscape is exacerbated by the ridge line of the mono pitch roof terminating at the rear of the property. The proposed extension and demolition of the existing garage and utility room will improve the appearance of this elevation immensely and the impact on the openness of the landscape will be reduced significantly.

Several characteristics of the existing property have been incorporated into the design of the extensions, the extensions incorporate timberwork to the gables and the roof pitches will match the original property. By including these details into the proposed development, the scheme can be considered sympathetic to the original dwelling and not appear to be incongruent with the surrounding landscape.

The main part of the dwelling would be extended towards the North East slightly to balance the property and provide for a central hallway. The property is currently accessed through the lounge or through the garage, our design has overcome this access issue by using the existing, modified window opening as the principle access point. Further improvements to this elevation have been to replicate the existing dormer windows and by introducing bay windows at ground floor (neither of these improvements could be achieved if the extension was set back and appear to be made subordinate).

Various roof designs have been considered for the bay windows and the most appropriate choice was to follow the slope of the main roof. Introducing gables or a flat roof to the bay windows did not improve the look of the elevation.

The width of the property has been substantially reduced in size by the demolition of the existing garage and utility room. This is to be partially replaced by a high quality oak frame 'sun room'. Although the 'sun room' is partially built over the footprint of the existing garage, we believe the high glazing ratio will further reduce the visual impact the extension will have.

The proposed development has been thoughtfully considered in terms of size, location, and material choice. By introducing a large extension to the dwelling that exceeds the 'one third guideline' and by demolishing part of the existing dwelling, a higher quality design can be achieved. The design will be more in keeping with the character of the original dwelling and landscape as a result of the large extension. The width of the property has been substantially reduced and the property would be of a scale that is appropriate to the size of plot and relative to the adjacent properties.

The proposed dwelling would not be a disproportionate size in relation to its visual effect on the character and appearance of the area as it will be smaller than the majority of its immediate neighbours. The demolition of the attached garage in addition to the material choice of the extensions will help to minimise its impact.

The inclusion of the parcel of land outside of the curtilage of Holmwood would not be perceptible from public vantage points as they are a considerable distance away. The openness of the countryside is maintained by the current boundary treatment and this could only be worsened by instillation of a boundary between Holmwood and the land to its North if it was not included as part of the application site.

The area of land that we are seeking planning approval to change its current use, has no resemblance to an agricultural field, it has not done for many years. The land relates functionally to the house only. The land is only accessed by Holmwood and is of such a size that it could not serve a beneficial contribution to productive agricultural use, we therefore consider this statement to have justified that the proposal would not harm the character and appearance of the area, and it would not undermine UDP Policies H10, GDP1 and EC5, which deals with development in the Special Landscape Area.

The visual appearance of the proposed development, its scale and its relationship to its surroundings and context are material considerations when deciding this application and we therefore have a presumption that planning approval will be granted.