

**Design and Access Statement**  
**Proposed Residential Development**  
**Mr N Nasr**

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## **1.0 Introduction**

The Design and Access Statement supports the planning application for a new garage at 5 Hermitage Drive, Wrexham. The development includes the construction of a single storey single garage within the curtilage of 5 Hermitage Drive, with associated hardstanding. This statement outlines the design policy and urban design context of site and sets out design principles for its development. The layout has been developed and is supported by a range of design parameters which form the basis of the detailed design proposals.

## **2.0 Use**

### **2.1 Background to the proposal**

The client and current owner of the site has explored a number of options for the size and location of the new garage, before settling on the application. After looking at a number of locations it was decided that the best position was to the left of the main building volume, in the back corner. This would allow for the existing access drive to be retained during the construction of the garage, whilst also leaving enough garden to protect the amenity value of the garden to the property. Given the garage will be used by the residents for the storage of their own and motor vehicles, and this forms part of the dwelling house, the use is not the subject of the application, only the design and positioning of the garage within the site.

### **2.2 Design Process and Principles**

The proposed site is accessed from the existing driveway onto Hermitage drive, on what is a residential street. The site itself has a single detached house within it, with a large conservatory to the rear of the property. The proposed garage will be approximately 4.5m from the rear wall of the house. The boundaries are formed using a combination of planting, hedges and fencing as you would expect.

A number of the surrounding properties have similar garages - both attached and detached – within their curtilage. Initially we had thought the garage may be permitted under general permitted development rights, however in consultation with the local authority, it was agreed, that given the height of the eaves and ridge of the proposal and its proximity to the boundary, an application would be required – although it was also noted that there is no policy reason for the application to be refused.

The design process has involved:

- A review and analysis of the site context
- An assessment of planning policy and design guidance
- An understanding of opportunities and constraints of the site including planning policy constraints
- An understanding of the development potential of the site
- Consultations with the Local Planning Authority
- Consultations with the client to understand their requirements
- Close liaison between various consultants

A number of design solutions have been evaluated as part of the design process. The site analysis, opportunities and constraints and review of guidance and policy fed into the development of initial options. The design team recognised that the proposals for the site should meet the requirements of the client, harmonise the site and improve the quality of external areas.

Response to the principle objectives fundamental to all design options included:

- The new building should create a high quality and aesthetically pleasing living environment
- Good use of the site, balancing the needs of parking and access with the position of the house and amenity space
- Ensuring the relationship with neighbouring residential properties maintains privacy and a good outlook
- The design of the building should respect the material nature and size of the local area

### **2.3 Consultations**

Preliminary meetings with the Planning Officer has been undertaken. In summary the main points and conclusions from these meetings are given below:

- From the information supplied I can confirm that the building does not fall within the permitted development criteria for such buildings as the height of the building exceeds 2.5 metres in height within 2 metres of the boundary:
- In terms of planning policies it is considered that the proposal is likely to be acceptable as a householder development under the terms of adopted policies (GDP1 of Wrexham Unitary Development Plan) and guidance notes (20 extensions and 21 space around dwellings) subject to consideration of comments received from neighbours and Offa Community Council.

No public consultations have been undertaken

## 2.4 Surveys

No specialist surveys were requested as part of the pre-application process, so none have been undertaken

## 3.0 Amount

The proposed development consists of a single storey garage block

The building footprint has been influenced by separation distances to neighbouring properties and site boundaries and the required vehicular access.

The gross external floor area of the building is 30m<sup>2</sup> sat within the 593m<sup>2</sup> curtilage of the development site.

The proposed parking provision consists is increased by 1 space through the proposals (this is inside the garage

The block contains 1 no garage the use of which is incidental to the associated dwelling house. Permitted rights for domestic outbuildings require that they are used for purposes incidental to the use of the dwelling, which could include a hobby use but would not permit use for as a commercial workshop or for running a business which creates noise or traffic problems for adjoining residents, or involves persons outside the household. This holds true for the proposed development.

## 4.0 Layout

### 4.1 Site Context

The proposed residential development is located Hermitage Drive – a residential street in a suburb of Wrexham. The site is easily accessible by public transport services as well as by car and foot. The local area is predominantly residential area. The site is well served by local amenities such as schools and GP surgeries as well as local shops.

### 4.2 Site Boundaries

#### North

The north boundary is formed by a mix of hedge, and fencing.

#### East

The eastern boundary is formed by a mix of hedge, and fencing

#### South

The southern boundary is formed by a mix of hedge, and fencing

#### West

The western boundary faces onto Hermitage drive and is formed by a mix of hedge, and fencing

### 4.3 Constraints

There are no major constraints on the site, but the owners have indicated a preference for their existing drive to be maintained in its current position.

### 4.4 Proposed Site Arrangement

The proposed site arrangement takes this into account by positioning the garage to align with the existing drive along the northern site boundary

## 5.0 Scale

The proposed garage has a gross external floor area of the building is 30m<sup>2</sup> which sits comfortably within the 593m<sup>2</sup> curtilage of the development site.

Overall dimensions of the block are 6.5x4.5m and a height of 3.4m (single storey)

The block is designed with a double pitched roof sloping down towards the garden and the site boundary to minimise its impact on the neighbours and protect the amenity from the garden.

## 6.0 Landscaping

### 6.1 Surface Treatment and Planting

The landscape plan has evolved with the development of the general site arrangement to compliment the proposed building with related circulation, quality of finishes and aspect.

The design addresses key design principles:

- Provision for vehicular and pedestrian access
- Access for large refuse wagons and turning points
- Responds to topography and related features
- Consideration given to maintenance and sustainability
- Good circulation for all users
- Sufficient parking provision
- Sufficient amenity / garden space for residents

## 6.2 Drainage Strategy

As part of the landscape design for the scheme permeable tarmac and block paving surfaces are proposed to prevent surface water run-off onto the existing highway and sewer system. A final detailed scheme is to be developed for Building Regulation submission that will aim to achieve:

- The requirements of the Lead Local Flood Authority (LLFA)
- A surface drainage hierarchy to satisfy Part H of the Building Regulations before considering surface water discharge to the public sewer
- With reference to DEFRA's Non Statutory Technical Standards for Sustainable Drainage Systems final design proposals discharge rates should not exceed current rates from the existing site.
- As the development is in a critical drainage area, proposals will also need to satisfy Halton Building Control SFRA2. This requires a 50% reduction in the current rate of run-off

## 7.0 Appearance

The design team and client agree that the new building and surrounding landscape should have a positive visual impact on all residents and visitors who approach the site. The client is keen that the building should be aesthetically pleasing whilst responding to the context of the local area.

The current design aims to satisfy these aims with a restricted palette of materials to the new build to maintain simplicity, visual understanding and its contemporary nature. Ultimately, whilst remaining sympathetic to the surrounding area the aim is to maintain the building's own identity.

The facades are constructed in brickwork reflective of the surrounding context to maintain the language of the surrounding area. The roof is to be finished in a grey interlocking concrete roof tile to reflect the surrounding grey roofs. The windows are framed in white UPVC to reflect those in the main house.

The proposed building provides a quality design to the area that provides an impressive response to site and brief. We have purposely used a simple and subtle architectural style to create a building that will be familiar, coherent and comfortable to all who reside there and visit it.

## 8.0 Access

### 8.1 Pedestrian and Cycle Access

Pedestrian and cycle access are unaffected by the proposals

### 8.2 Public Transport

Public transport access is unaffected by the proposals

### 8.3 Vehicular Access

Vehicular access is unaffected by the proposals

### 8.4 Access Within and Around the Building

The Equality Act 2010 requires reasonable provision be made to enable services be provided to all users regardless of ability. BS8300:2001 Design Guidance has been consulted widely in the production of these design proposals.

All approaches around the site and into the building will provide level access. All routes will be firm and level underfoot. Clear minimum widths will prevail to maintain access.

Obstructions such as steps, kerbs, lighting columns, signposts etc along routes will be suitably highlighted with either contrasting colours or tactile hazard warnings to the surrounding ground to help direct users safely.

Signage will be installed to further highlight parking arrangements for residents and visitors.

Generally, no slopes to external surfaces will exceed 1 in 25.

Generally, all doors at ground floor are to have a minimum leaf width of 926mm. All double doors should have an effective clear opening width of 1616mm. Double doors have been avoided where possible in favour of single doors. Door sets are only provided where absolutely necessary to comply with Building Regulations, fire safety and general security. Handle sides of doors are to be at least 300mm from any other adjoining partition or obstructions to provide ease of access for anyone in a wheelchair.

## **9.0 Summary**

This Design & Access Statement provides a thorough explanation of how the designs submitted with the Planning application have evolved.

A full history has been provided from the undertaking of initial feasibility studies, through the reasoning behind the proposed design, the establishment of the core design principles and how the proposals have been shaped both by these and the context of the site.

We have consulted with all the previously stated persons and groups and take all their suggestions on board.

Every effort has been made to consider accessibility issues throughout the development of the proposals.

The plans and elevations will hopefully help support the merits of the proposals for the new garage at 5 Hermitage Drive.