



The Foundry, 15 Yorke Street, Wrexham, LL13 8LW
Tel: 01978 345250 / 07734 710223
www.hdsarchitectural.co.uk
carl@hdsarchitectural.co.uk

DESIGN AND ACCESS STATEMENT

Project: Refurbishment works to No.28 King Street
Site: No.28 King Street, Cefn Mawr, Wrexham, LL14 3BH

To be read in conjunction with drawing No's and details;

- KS/PD/01-As Existing Ground floor plan
- KS/PD/02-As Existing First floor plan
- KS/PD/03-As Existing Elevations
- KS/PD/04-Proposed Ground floor plan
- KS/PD/05-Proposed First Floor plan
- KS/PD/06-Proposed Elevations-Rev-A
- KS/PD/07-Site location plan-Rev-A

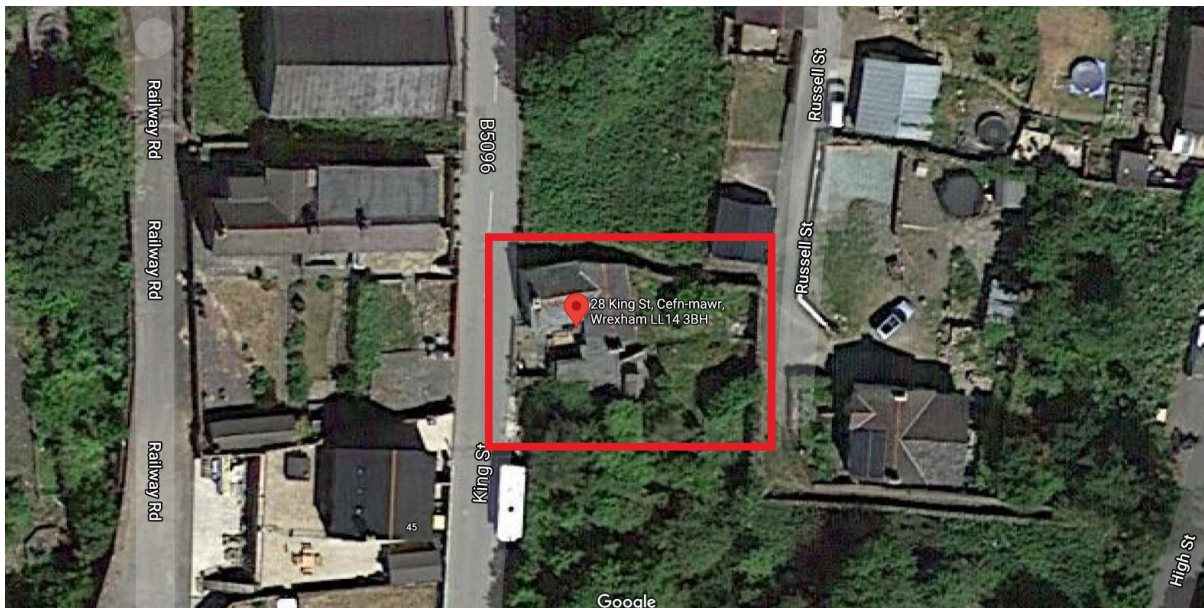


Fig. 1 – Location of Existing Site

1. Introduction

This statement is provided in support of a Householder planning permission to No.28 King Street, Cefn Mawr, Wrexham, LL14 3BH.

The proposal is to extend the existing dwelling, apply a new render finish to part of the building in place of the previously removed pebble dashed finish and to construct a new stone retaining wall to stabilize the ground surrounding the garden and

driveway. The works will be outlined within this document and the associated drawings.

The existing dwelling is a detached stone and brickwork cottage situated on King Street, Cefn Mawr. The property is Western facing, situated within a Conservation Area, designated Article 4 and World Heritage Site buffer zone.

The building at the time of survey, featured a mixture of timber and UPVC windows, random stone and brickwork walls, slate roof and temporary steel and timber shoring for the retaining wall. The dwelling was previously fully pebble dashed but this was removed during the renovation works done up to that point. When the client purchased the property there were extensive rising and penetrating damp problems and the cladding was removed while remedial measures were taken to control the damp.



Fig. 2 – Picture of Existing North Elevation

2. Proposed Layout & Design & Scale

The proposed works are to create; No.1 x additional bedroom, a larger family bathroom, downstairs W/C and a new pantry / Utility space. The extension will create approximately 5.2 x 3.7m's of new internal floor space on each floor. The roof and walls are to be extended in line with the existing, so the roof pitch, eaves heights and floor levels will all remain as existing.

When the property was purchased, there were damp problems caused by the existing external ground levels. Land at the rear of the property was too high above the damp proof course on the external walls and it was causing moisture to penetrate into the building. The client excavated the affected soil and installed

temporary shoring constructed using treated timber sleepers and universal steel column reinforcement. During the earthworks, stone was uncovered on the site and it will be reused to clad the retaining wall as it is rebuilt. A sample of the stone work can be seen in the picture below where the section of steps between ground levels has been rebuilt.



Fig. 3&4 – Pictures of partly constructed retaining wall

When the pebble dash cladding was removed, the existing stone work walls were repaired and made good, with flush mortar joints to match the existing stone walls on the site. The cottage had previously been extended in its past, as part of the external walls are constructed out of brickwork. This brickwork is not really suitable as a finish as the faces of most of the bricks have been damaged when they were pebble dashed. To tidy up the presentation of the elevations, the client has proposed to re clad the brickwork sections of the dwelling with a through coloured render, colour to be approved by the local authority.



Fig. 5 – The proposed elevations

The appearance of the design we are putting forward will be in keeping with the surrounding properties as the materials chosen for the roof, glazing, doors, joinery and walls are to match existing. There are rendered properties immediately adjacent to the building on the southern side and stone buildings to the rear of the property.

Access to and around the site has been improved, as the retaining wall has created additional space around the dwelling and off road space in front of the property.

3. Conclusion

To conclude the application seeks planning permission to extend the property and to make improvements to the existing living space and building fabric. It has been designed to be constructed in materials that compliments the existing dwelling, in order to integrate the development visually with the existing surroundings.

It is considered that the proposals are sympathetic to the setting and are considered to have minimal impact on the surroundings.