

BA2932 - CRAIGSIDE, MARFORD HILL, MARFROD, WREXHAM, LL12 8TA.

Design and Access Statement

IN RELATION TO THE APPLICATION FOR A PROPOSED TWO STORY REAR EXTENSION.

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Executive Summary

- The Applicant's primary intention is to provide additional usable area to the ground and first floor of the dwelling to create a good sized family home and pleasant living environment, whilst remaining sympathetic to the existing building.
- The property does not function the way the owner wishes as such the owner seeks to provide a two storey extension to meet current family living standards and provide a better room layout.
- Sketch options were explored in the initial stages of the design to achieve the best layout and relationship of rooms to satisfy the applicant's aspirations for the property.
- The scale and massing of the extension has been carefully explored and considered during the design development to respond to the vernacular of Marford Hill.
- The proposal seeks to provide the applicant with better access by relocating the existing access point to the front of the property and provide an improved parking and turning area allowing cars to turn and exit in a forward direction.

1 Introduction

This statement has been produced to support a Householder Planning Application for a rear two storey extension with associated internal and external reconfiguration including a new access point and driveway at Craigside. The property is a semi-detached dwelling situated centrally on Marford Hill, Marford - approximately 4.7 miles from the centre of Wrexham and 8.7 miles from the centre of Chester. The site itself comprises an established 3 bedroom family dwelling with a shared access/driveway and private gardens to the rear.

The Applicant, who has recently purchased the property is looking to make some external and internal enhancements to the property in order to bring it up to modern living standards. The Applicant would like to introduce a two storey rear extension to provide a better ground floor layout and add an additional bedroom making the building more efficient and functional for family and visitors.

The existing site access does not allow the occupants of Craigside with a private drive as it is currently shared, the applicant is looking to improve this by providing a new access point off Marford Hill.

This statement is to be read in conjunction with the associated supporting documents including:

- Application Form
- EX-001 Existing Floor Plans
- EX-002 Existing Elevations
- PL-001 Location Plan
- PL-002 Existing & Proposed Site Plan
- PL-003 Proposed Floor Plans
- PL-004 Proposed Elevations
- PL-005 Project Visualisations

There have been no previous Planning Applications relating to this property to date.

2 The Location and Context



Aerial view of Craigside, Marford Hill (Source: Google Maps)

2.1 The Location

Craigside is situated in a residential locality in Marford, Wrexham. It is very well positioned for access to Gresford (1.2 miles), Wrexham town center (4.7 miles) and Chester City Centre (8.7 miles), the property is in close proximity to the A483 (1 mile) with easy links to the North Wales Express Way. Wrexham and Chester have a range of local amenities, recreational and educational facilities and has easy access to rail and motorway network links.

2.2 Context

The property is a semi detached dwelling, in good condition generally (aesthetically), with part brickwork and render walls typically, dark tiled gable roof and period timber gable detailing. The property has white painted timber windows.

The property is situated directly on Marford Hill and is predominantly visible from the front elevation. The stepped level rear garden is bound by a mixture of fencing and dense shrubbery, which provides a private space. Marford Hill is a public road that leads past the property and provides access to the property via a shared driveway, the current drive layout means the user has to cross private land owned by others in order to access their property.



Image depicts access to Craigside (Source: Google Maps)



Image depicts access to Craigside (Source: Google Maps)

The front of the property is approached via a right of way over adjoining properties. The right of way leads to a Parking and Turning Area which is gravelled. There is a sloping front garden with steps leading up to the front door held by a retaining wall. At the side there is a secure access to a Yard, which opens to the rear. Beyond there is an elevated lawn garden behind a brick retaining wall with steps. The front elevation enjoys views towards the Cheshire Plain

The entrance welcomes the user centrally into the property, the hallway provides access to the stairs and access to the kitchen and two reception rooms. The reception rooms are of good size, located to the front of the property and are well lit by a good size bay window. The kitchen is located to the rear of the property and is poorly lit by a small off-centre window. There is a small rear porch with access to a utility room and poor sized ground floor W.C.

The stairs lead onto a landing that provides access to the first floor areas. The first floor consists of 3 bedrooms, and a bathroom. All of the bedrooms are of good size, however the family bathroom is small and has limited head height.



Images depicts current drive position to Craigside.



Images depicts the existing front elevation



Image depicts existing rear elevation

2.3 Pre Application Advice

The Applicant has sought advice from Jamie Edge at the local highways department who have confirmed that the relocated access point will provide the occupant, with better access to the property being both safer and more accessible compared to the existing.

3 Design

3.1 Design Brief

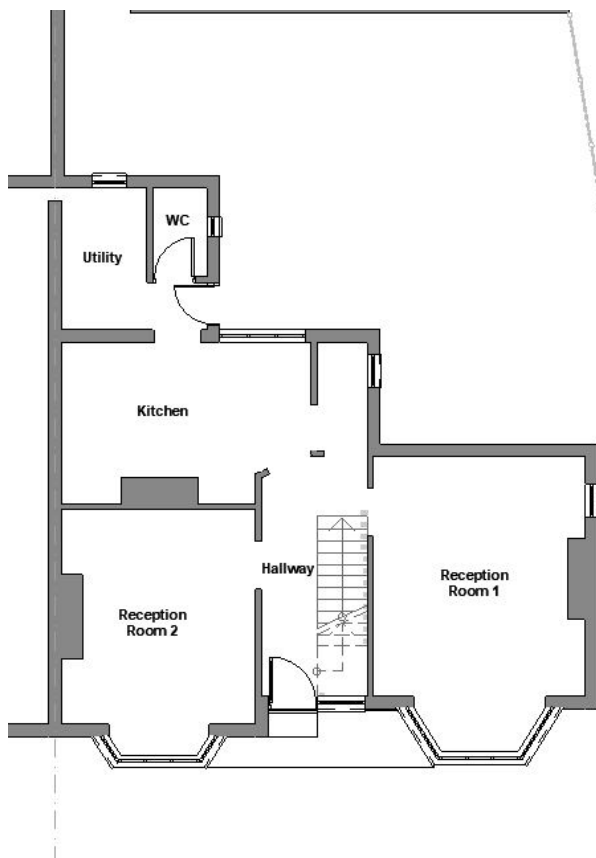
This application is for the construction of a two storey rear extension, including associated internal remodelling and external modifications predominantly to the rear and front elevations.

The design brief is to increase the practicality of the existing property through efficient use of the existing space and a careful and considerate redesign. Currently bedroom 3 does not satisfy the requirements of the current owners. The proposal seeks to remodel the property and provide the occupant with four good sized bedrooms, that take advantage of the views available from the front, and ensure the property is suitable for modern family living.

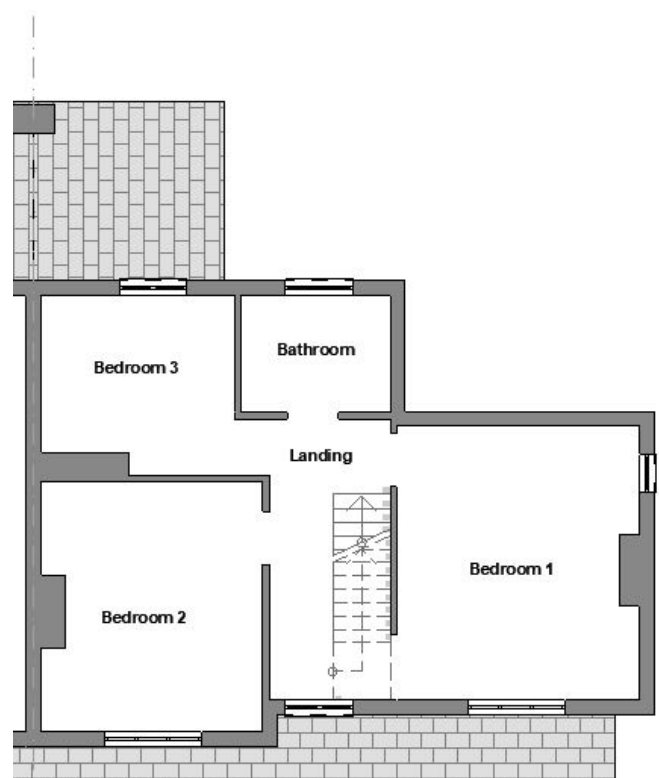
The initial design brief was to explore the following works:

- Carry out a full modernisation of the property.
- Consideration to both rear and first floor extensions
- Provide improved family living accommodation
- Provide an additional bedroom
- Relocate the existing access and driveway.

The Applicant is seeking to provide a better ground floor layout, through considerate design and room relationships and provide an additional bedroom. The proposal looks to adapt the layout to better meet the owners aspirations and modern-day living standards.



Existing Ground Floor Plan



Existing First Floor Plan

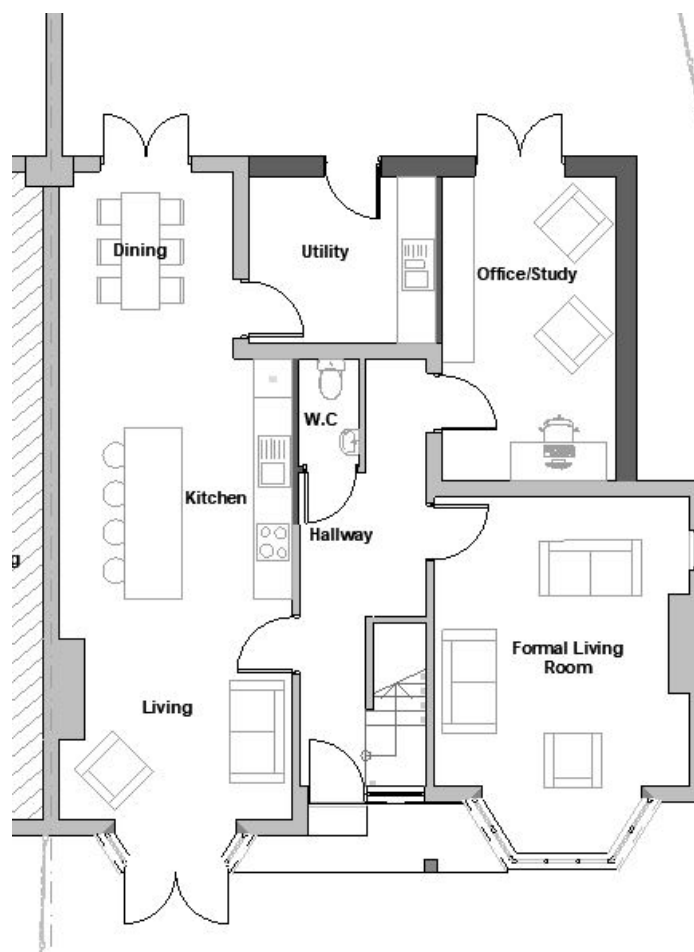
3.2 Design Development

Sketch options were explored in the initial stages of the design to achieve the best layout and relationship of rooms to satisfy the applicant's aspirations for the property. Sketch options explored the best first floor layout and explored the best positioning and size of the rear first floor extension to accommodate the additional floor area required. Views and window orientation were considered to ensure they provide maximum daylight while remaining sympathetic to neighbouring properties.

External massing of the proposal was also considered and explored during the design development. Great care has been taken to respect the scale and massing of the original property, but also create an exciting modern home.

A series of massing models were prepared throughout the design development to test appropriate scale, massing and proportion to the original house.

External materials of the proposal including the extent, location and size of glazing were considered and explored during the design development. The applicant's intention was to create an in-keeping addition to the existing property by continuing the existing material palette on-site and mirroring the previous architectural style of the property.



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Rear Elevation



Proposed Side Elevation



Proposed Front Elevation

3.3 Design Proposal

The current proposal seeks the following internal and external modifications to the property:

Ground Floor:

- The ground floor extension will house a new office and utility room.
- The wall between the existing kitchen and reception room is to be removed to allow for an open plan kitchen dining living area.
- The utility room window is to be removed and replaced with French doors.
- The W.C is to be relocated to the centre of the house.
- The left side reception room is to receive French doors to the bay window.
- The window at the foot of the stairs is to be made larger.
- The site access is to be relocated to the front of Craigside.

First Floor:

- The new first floor rear extension will include bedroom 4, an en-suite for bedroom 1 and additional floor area to bedroom 2 which will allow the inclusion of an en-suite to bedroom 2.
- The existing landing window is to receive French doors that lead out onto a small balcony.

3.4 Use

The property will remain as residential use, with improved family living accommodation and an enhanced external appearance to all elevations.

3.5 Scale

Great care has been taken to respect the scale and massing of the original property, but also create a functional modern home.

The proposed rear extension is considered to be in-keeping to the overall scale and massing of the existing property across the rear of the house.

3.6 Appearance

The rear elevation will see an overall transformation in an in-keeping style that is complimentary to the current property using the same materials and finishes as currently on display.

The front of the property will see the addition of french doors leading onto a raised patio area and a larger window to the right of the existing front door. The first floor is to include a new balcony located within the current roof location.



Proposed Rear View - 3D Visuals



Proposed Front View- 3D Visuals

3.7 Landscaping

The front of the property will benefit from landscape improvements as outlined in PL-002.

4 Access & Highways

There will be a change of positioning to the access, currently access is via a right of way over adjoining properties, as such the Applicant is looking to provide an independent private drive with access directly off Marford Hill.

5 Biodiversity

All existing trees and hedgerows will be retained and unaffected by the proposals.

6 Drainage& Flooding

6.1 Drainage

The existing drainage would not be affected and there would be no processes carried out on site that would produce contaminated waste.

6.2 Flooding

The site is not at risk of rising flood water.

7 Conclusion

- The proposed alterations would greatly improve the usable floor area rear and provide sufficient accommodation for future family living.
- The proposal provides an enhanced appearance to the rear all elevations through modern design principles.
- The proposals would not impact any neighbouring properties.
- Highway safety would not be compromised by the proposals rather, the highway safety would be improved.
- The proposals would not contravene any local or national Planning Policy guidelines.
- The amenity of the existing property would not be adversely impacted.