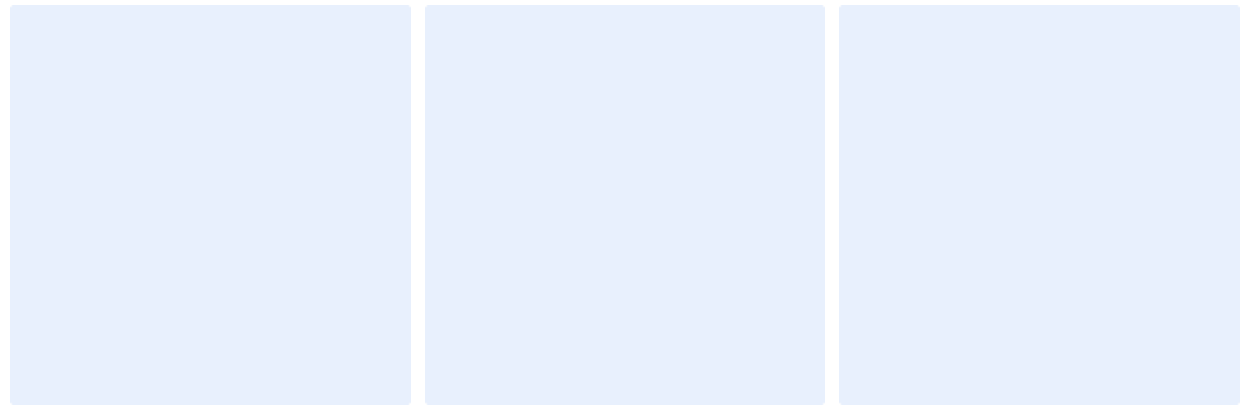




Design & Access Statement

Proposed Property Courtyard Infill
Argoed Lodge
Gate Road
Froncysyllte
Wrexham

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INTRODUCTION

This Design and Access statement has been prepared to accompany a planning application for an extension into the courtyard of Argoed Lodge.

Incorporated into this document is explanatory text and imagery of the site and the surrounding area, urban design objectives and principles as well as design development and Design solutions, all in accordance with CABE guidance for Design Statements and the Department for communities and Local Government Circular. This Design statement should be read in conjunction with the application drawings:

ZT20-196-00 Block Plan

ZT20-196-01 Existing Site Plan

ZT20-196-02 Existing Plans and Elevations

ZT20-196-03 Proposed Site Plan

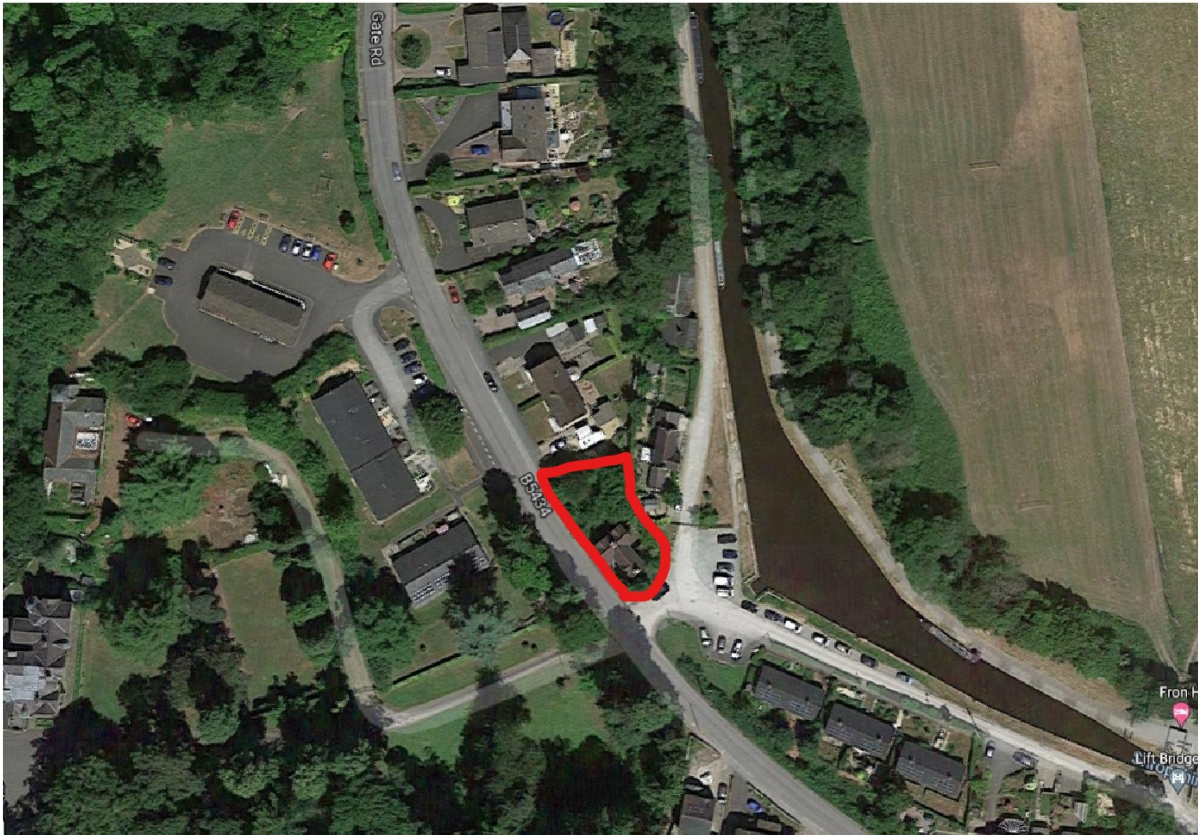
ZT19-196-04 Proposed Plans and Elevations

SITE AND SURROUNDINGS

Froncysyllte is a village within Wrexham's Borough, Wales. It is situated south west of Wrexham.

Much of the area is made up of private properties, with some attractive properties on Gate Road.

The development site is located near the canal. The site is located on Gate Road approx. 0.3 miles from the local primary school.



The site has one existing property situated within its boundaries. The properties to the north of the site are single and double storey properties. The property to the south east has been built at a later date.

The rear of the property backs onto the canal. The land has a very slight fall from front to north of the site.

PLANNING POLICIES

Sustainable Development

Proposals for the new development, redevelopment and change of use should:

- Refurbish and reuse existing premises rather than redevelopment.
- Design and refurbish buildings so that they use energy more efficiently.

Wrexham Council's current development plan is the Unitary Development Plan (UDP) which was officially adopted in 2005. The UDP is to be replaced by a new plan called the Local Plan which will consist of several documents, also known as Development Plan Documents (DPDs).

The current intention is to produce the following DPDs which will come together to form a new Local Plan:

- Core strategy
- Site allocations
- Site allocations for gypsies, travelers and travelling show people
- Adopted policies map

The UDP and associated Supplementary Planning Documents (SPDs) are the policies that will be used to determine the planning application against.

Unitary Development Plan (UDP)

In the UDP Section 6 looks at Housing in detail. The UDP housing policies have three important aims. Firstly, they must ensure that sufficient land is available to accommodate housing needs and demands in the Borough in the period up to 2001. Secondly, they must establish policies to protect and enhance residential amenity, especially through encouraging high standards of design for all new housing developments. Thirdly, the policies of the UDP need to establish a framework for the improvement of the housing stock and the wider housing environment.

The main policy that we will focus on is Policy H2 which includes Policy H2/1 and H2/2. The main policy is to look at wherever residential development takes place, be it new development, conversions, or alterations to existing properties, it is appropriate to the character and amenity of the surrounding area. It is especially important for new housing developments to be well integrated with the surrounding land uses and well related in their scale and location.

The two sub sections of the Policy H2 go into detail of how the application will be re-viewed upon during its submission.

H2/1 - The Form of New Residential Development

All new residential development will be expected to make a positive contribution to the form and quality of the surrounding area. Factors to be considered when assessing proposals will include:

- the height and roof type of adjacent buildings;
- the impact of developments on residential amenity;
- the density and character of the surrounding area;
- the position and proximity of neighbouring properties;
- the materials to be used in proposed developments, especially their colour and texture.

H2/2 - The Layout of New Residential Development

New residential development will be required to demonstrate acceptable standards of layout. Factors to be considered when assessing proposals will include:

- car parking provision;
- access for both vehicles and pedestrians, and provision for public transport;
- the possible need for traffic calming measures;
- density;
- space about and between dwellings;
- landscaping and screening;
- protection/provision of trees and hedgerows;
- design for safety and security;
- the existence of any public rights of way.

PREMISES USE

The premises have a private property located within its boundaries.

The property is run down and has been empty for over 20 years, over the years the house has fallen into disrepair including dry rot, damp, wet rot and woodworm.

Whilst developing the design for the extended dwelling, we wanted to make sure that it would enhance and preserve the local area, so it is important that the alterations are not unsightly and they look like they are fitting with the property.

WASTE STORAGE

The existing waste storage will remain as existing.

ACCESS

There is a provision for parking within the site.

Vehicular and Transport Links:

- **Road Network**

The main vehicular access to the site is from the road network. There is carparking on the property as stated above (See Proposed Site Plan ZT20-196-04).

- **Bus Network**

There are bus stops along the road – the local bus network provides frequent services to the surrounding areas. The nearest bus stop is 1-minute walk away.

APPEARANCE

The proposed refurbishment and extension into the courtyard will be done using local materials where needed. All new windows/doors within these works are to be timber as per Wrexham's conservation area policy guidance. The proposed flat roof design has been cleverly put together as to not be seen from the road. The flat roof will be lower than the original courtyard parapet wall which from the outside will help maintain the original features of the property.

PHILOSOPHY AND APPROACH

Argoed Lodge are committed to a policy of equality, inclusion and accessibility in the delivery of services to members of the public, and in the employment opportunities afforded to existing and future employees. With this proposal **They** fully recognises the diversity of cultural, religious and individual abilities of staff/construction workers, and is active in ensuring that any potential sources of discrimination are addressed in both the physical attributes of the buildings its uses and in the management practices and procedures it adopts.

CONCLUSION

In conclusion we believe that the proposed refurbishment and the additional courtyard alteration works will be a betterment to a property which is in need of repair. The flat roof in the author's opinion is a piece of good design which uses the original dimensions to hide the flat roof element.

The appearance of the property will not change and as such the result will be a property of historic value being maintained and fixed following years of neglect.