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Design and Access Statement

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GARAGE AT TY BRYN HOVAH, OVERTON RD, BANGOR-ON-DEE, WREXHAM

DESIGN AND ACCESS STATEMENT

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1. INTRODUCTION

1.1 Objective

This Design and Access Statement is to accompany the application for Planning Permission for a replacement garage and domestic sewage treatment plant at a rural residential property. The objective is to explain how the proposed development is a suitable response to the site and its setting and demonstrate its effect on access.

1.2 Location

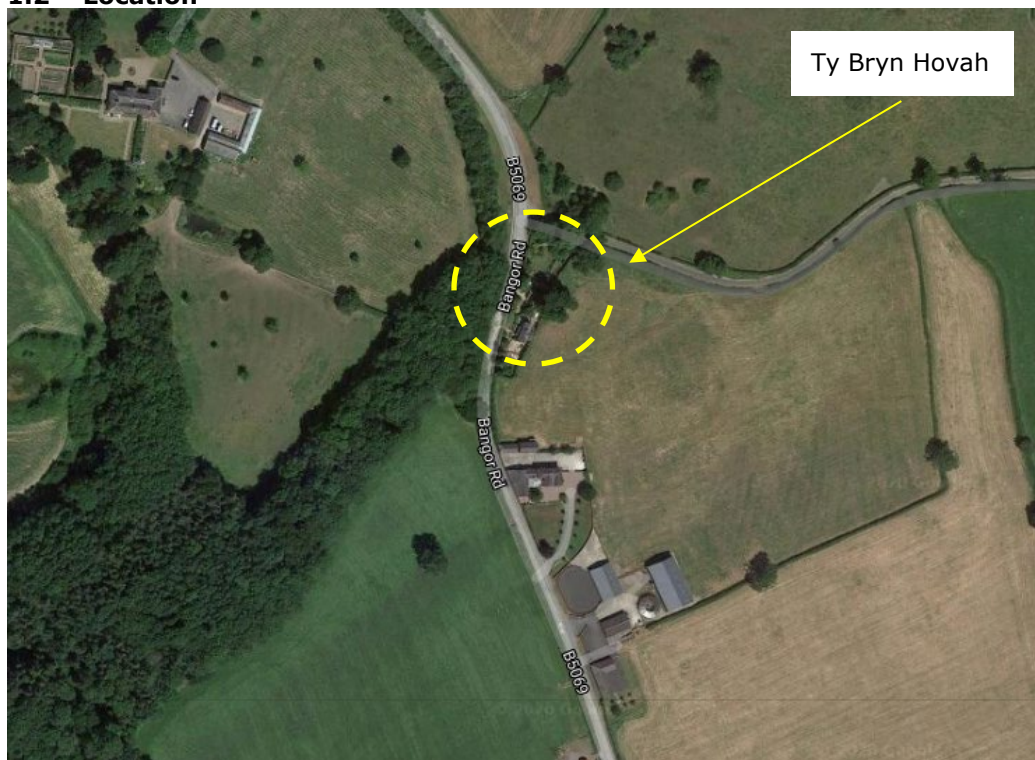


Fig 1 Location (Google Earth 2020)

1.3 Proposed Works

The proposed works include:

- Construction of a new double garage with attic store above
- Reduction in height of an existing garage, and reuse of walls as retaining walls to parking area and garden
- Installation of a small below ground sewage (package) treatment plant to replace an existing septic tank in order to comply with current NRW regulations.

2. LEGISLATIVE AND PLANNING CONTEXT

2.1 National Legislation

The proposal does not fall under permitted development, so planning permission is required.

2.2 Designation

The property is not listed and does not lie in a conservation area.

2.3 Consultation

We have taken pre-application advice from the LA Planning Officer (Matthew Phillips, 29/01/2020 Ref ENQ/2020 /0020)

Comments:

A planning application would be considered in light of following Unitary Development Plan policies:

- Policy GDP1: Development Objectives*
- EC5: Special Landscape Area*

There would be no objection in principle to the erection of a replacement garage however given the relatively prominent position of the proposals and in the absence of elevation plans and site sections I am not in a position to advise whether I would be prepared to support a formal planning application. If you would like to have further advice prior to submitting a formal planning application then please do not hesitate to forward me elevation plans and site section plans.

And 03.11.20:

I have now reviewed the plans.

I am satisfied the proposals will not adversely impact upon the appearance of the site or rural landscape. I note the proposals to provide a small decked area to the rear of the garage. Due to the fact that this will be more than 300mm high it will also need planning permission, but could be dealt with as an integral part of the application for the garage – just make sure it is also mentioned in the description of development. In addition, the demolition of the existing garage should also be mentioned if it is to be removed.

There do appear to be some mature trees relatively close to where the garage is going to be. Given the extent of the excavation works I would suggest a limited Arboricultural Impact Assessment is carried out just to ensure the proposals do not impact upon the root protection areas of those trees.

On the basis of the information submitted I would be minded to support a formal planning application, however please note this is the informal view of an Officer of the Council and does not commit the Council in the determination of an application if one is submitted.

2.4 Local Planning Guidance

We have taken account of Local Planning Guidance notes 13, 17 and 30,. and Unitary Development Plan policies GDP1 and EC5, and we demonstrate in this statement how we have responded to these.

2.5 Other

An Environmental Permit is required for the proposed small sewage (package) treatment plant from NRW, and this will be applied for separately.

3. SITE CONTEXT

3.1 Context of the proposed development

Ty Bryn Hovah is a traditionally built brick cottage in a quiet rural location between Bangor-on-Dee, and Overton. The plot is a steeply sloping narrow strip of land adjacent a minor road. The existing garage is located on a flat area at the lower level and the house is situated higher up the hill, with a level difference of approx. 2.5m between the lower and upper levels.

The house is a C19th red-brick agricultural cottage with a slated roof, extended c.1970 and 2018.



Existing house West elevation



Existing house from site of new garage

The existing garage is a c.1970's brick construction with a flat roof partially built into the hillside, and with a single metal garage door facing the road. It is located in the centre of the garden.



Existing garage West elevation



Existing garage North elevation



Existing garage South elevation

The existing garage is too small in length to fit a modern estate car and too low to accommodate other vehicles. It is in poor condition, with water ingress through the retaining walls. The flat roof is located under an oak tree and is difficult to maintain due to the constant vegetation build up on the roof. In summary, it is too small for the intended use, in the wrong location, and does not enhance the site.

The site for the proposed garage is a sunken area surrounded on 3 sides by stone revetment walls, which are becoming unstable. The base is a concrete slab with patches of thin tarmac surfacing where it has previously been resurfaced.



Site of proposed garage

Fig 2 Site plan

3.2 Surrounding Areas

The plot lies on the corner of 2 roads, and has no immediate neighbours. The closest neighbouring property is approx. 100m away. To the east is a large field and to the west is a copse.

The area is predominantly rural (used for residential, agricultural and Race Course).

3.3 Views

There are no properties which have direct views of the proposed garage.

It will be seen from the adjacent highway but is partially screened by being located in a sunken area and by the existing hedge and trees.



View from road

4. PROPOSED WORKS

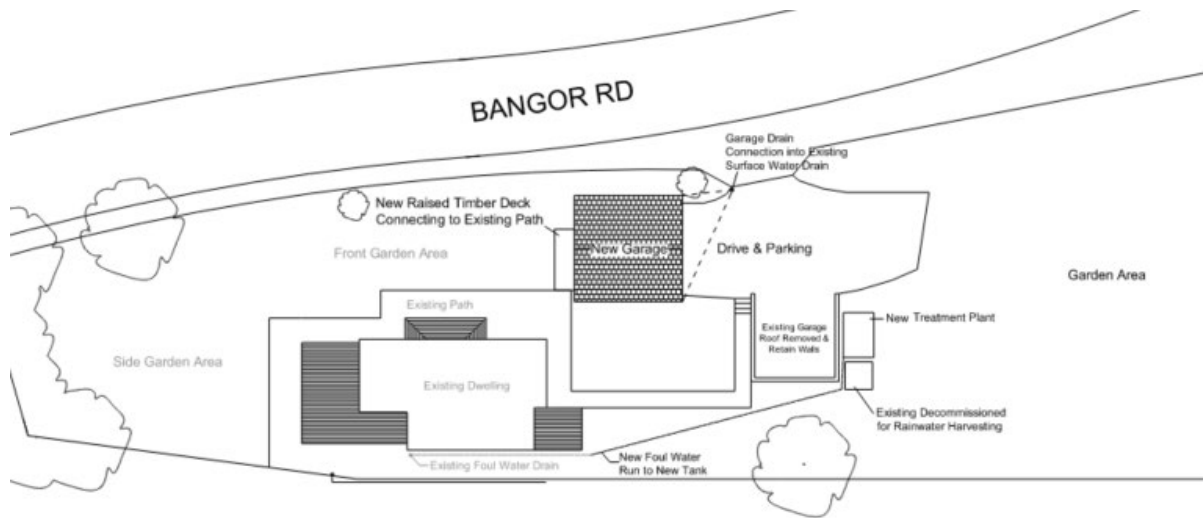


Fig 2 Proposed works

4.1 New Garage

The proposed garage is a brick faced building, with a pitched slated roof, in the style of the house. The front elevation will have 2 opening garage doors below a brick gable, with a small central casement window, matching the style of those in the house. The garage doors will match the colour of the garden room (modern extension to the south of the house). The rear gable will have a small door giving access to the store from the higher level of the paving around the house, and the door will match other boarded doors on the house.

The new garage sits on an existing concrete hardstanding, and therefore has a simple concrete raft slab as foundation. It is located within an existing sunken area, so the lower parts of the external walls are designed as retaining structures with appropriate drainage.

The whole structure sits at a lower level than the house so will not obstruct views or daylight.

4.2 Existing garage

On completion of the new garage the old garage will be reused as a landscape feature. The roof will be removed and the walls will be reduced in height, but maintained as retaining walls with new stone copings.

4.3 Sewage treatment plant

The existing tank is a brick structure with a concrete slab at ground level. It is located to the North of the existing garage buried in the bank. It discharges to a ditch at the North boundary of the property.

A below ground package plant is proposed to replace the existing septic tank. This will be buried to the West of the existing tank in the bank. It will have a concrete slab at ground level, with manhole covers for access. The foul and storm water systems from the house will be separated and the existing tank will be retained for rainwater storage for garden use.



Existing concrete slab on septic tank

4.4 Access

The driveway will be re-surfaced to remove steps and irregularities, with appropriate falls for drainage. The access steps will be retained, but a new ramped access path will be constructed from the existing driveway level to the upper level.

5. DESIGN PRINCIPLES AND CONCEPTS

5.1 Overall objectives

To construct a new garage to house 2 cars, using the minimum area and height building, whilst improving the overall appearance of the property.

To replace the existing septic tank with a small treatment plant which meets current regulations but is unobtrusive, low maintenance and silent.

5.2 Standards

The new garage is designed to current standards and Building Regulations guidance.

The new sewage treatment plant meets current NRW requirements.

5.3 Design considerations

Refurbishment of the existing garage was considered, but the walls are cracked due to ground movement from the adjacent tree and the roof is rotten, so this would entail repairing and waterproofing/draining the existing walls and complete replacement of the roof. To house a typical modern car, the length of the garage would need extending, either forwards into the parking area or by excavating into the bank behind. The choice was therefore made to construct a new garage, using an existing sunken area.

Consideration was given to a green roof, a mono pitch or a low pitched roof, but the choice was made to match the existing house, using a traditional pitched roof.

5.4 Amount

The existing garage has a footprint of approx. 29m² and the proposed replacement has a footprint of approx. 43m², giving a net increase of 14m².

The proposed garage is just sufficient area for 2 cars, and the minimum height for a garage door opening and a pitched roof matching the house.

5.5 Layout

The new garage makes use of the existing sunken area, and has been dimensioned to fit in this space with minimal interference with existing trees and hedges.

5.6 Appearance

The new garage will have an appearance in the style of the house (a significant improvement on the existing 1970's flat-roofed garage). Roof pitch, overhang and details will be similar to the house.

The ridge line is parallel to that of the house so the overall impression from the north, when seen from the road, will be a series of similar gables and materials. From the south it will be screened by the existing hedges and trees.

Although it is a double garage and located in front of the line of the house, its location below the level of the house makes it much less intrusive. Two garage doors are proposed, rather than a large single door, to break up the elevation.



New porch extension to North



North gables

The existing garage will be reduced in height, leaving stub walls above ground, which will be capped with stone copings.

The new sewage treatment plant will be buried, with only the concrete slab visible at ground level. This will be paved to match surrounding paths.

5.7 Materials and colours

Materials and colours are based on the existing house. A number of different bricks have been used in the house over the years:



Existing bricks

The bricks and slate will therefore be matched to the northern (nearest) part of the house.

Windows and doors will match those of the house in style and colour.

The garage doors will be dark grey, similar to the modern extension to the South of the property.



Modern extension to South

The former internal face of the existing garage will be painted in dark exterior paint, in a similar colour to the proposed garage door.

5.8 Sustainability

The design has avoided excavation by siting the new garage within the existing sunken area, and building on top of the existing hardstanding. The retaining walls are integral with the external walls and slab, again minimising excavation.

The roof uses locally sourced timber trusses. The garage doors are also locally fabricated. The window is re-used from another project. Other materials will be locally sourced where possible.

Although the building is unheated and not occupied, the store and roof will be insulated.

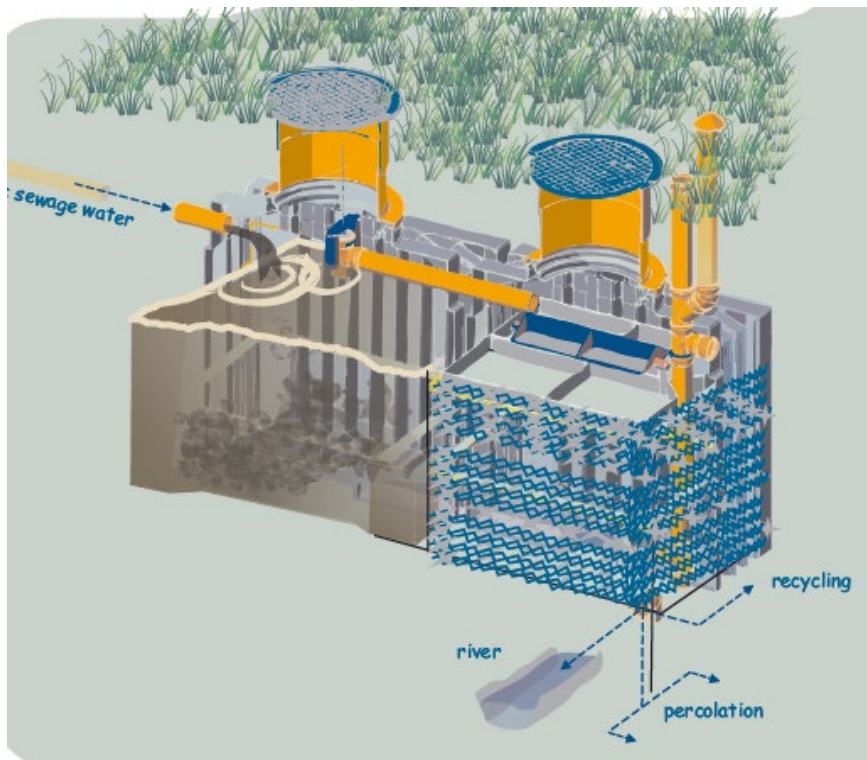
Solar panels have been considered but the roof aspect and location are not ideal, and there is no heating or hot water in the building to benefit from solar heat/power.

Electric car charging points are to be installed for future use.

The existing garage retaining walls are being kept avoiding excavation and new materials.

The package sewage treatment plant chosen meets environmental standards for discharge but is also one of the few models which require no power, and is completely silent. It uses a biological cleaning process, is suitable for overload and underload, and has low residual sludge levels.

There is no additional surface water runoff.



5.9 Access

The opportunity is being taken to improve access from the lower parking level to the upper level of the house, by constructing a ramped path around the back of the existing garage. Although the steepness of the site does not allow full compliance with recommended slopes etc., some rest points have been incorporated and overall it will be more accessible for the less able.

Access to the attic store will be from the upper level via a level walkway.

6. ASSESSMENT

6.1 How the design takes context into account

The new garage takes into account the existing cottage in its scale, materials and appearance. The siting of the new garage and sewage treatment tank make use of the existing levels of the site

6.2 Impact of the works on the setting

The impact of the works is minimised by:

- Designing within the constraints of the site
- Minimising excavation
- Reusing existing structures where possible
- Retaining trees and hedges.

6.3 How the design matches the Local Planning Guidance

Local Planning Guidance Notes 13, 17 and 30 have been considered, in particular:

6.3.1 Scale

The garage is subsidiary to the house, in scale and position. It is sized for 2 cars.

6.3.2 Appearance

Removal of an unattractive garage, and replacement with one in keeping with the character of the house.

6.3.3 Trees

Trees and hedges are to be retained. Refer to separate Arboricultural Impact Assessment.

6.3.4 Site appraisal

A site appraisal has addressed the boundaries, levels, trees/hedges, existing structures, views, form and character of the surrounding area.

6.4 How the design considers the Local Planning Policies noted in consultation

6.4.1 Policy GDP1: Development Objectives

The design meets the policy as follows:

- The development in its scale, design and layout, and in its use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality.
- It makes the best use of design techniques, siting and orientation in order to conserve energy and water resources.
- It ensures that development does not result in, or is subject to, flooding, soil erosion, landslides or contamination.

6.4.2 EC5: Special Landscape Area

The design meets the policy as follows:

- The design conserves and enhancement the landscape by being sited on an existing area of hardstanding.
- It has been designed to minimise its visual impact by keeping levels as low as possible and maintaining trees and hedges. Refer also to separate Arboricultural Impact Assessment.