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Design and Access Statement



Statement prepared for:

Mr Ian Humphreys

14 Argyll Avenue,
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Statement required for:

Demolition of existing bungalow and construction of new two storey dwelling on Wynona, Station Road, Rossett, LL12 0HE.

1.0 Brief

- 1.1** This statement has been prepared to accompany the application which seeks permission to demolish an existing bungalow and construct new detached dwelling with associated parking on his property.
- 1.2** Employed by Mr Humphreys; our initial task was to obtain information relating to the dimensions and topography of the plot. A survey conducted by the Blueprint team obtained this information.
- 1.3** During the site survey it was noted the existing dwelling was of poor quality and no longer structurally stable to alter. It was made apparent the best course of action would be to develop a scheme in which the building was demolished, and a new building constructed in its place.

2.0 Access, including movement to and from the site

- 2.1** The application site is located within the village of Rossett, Wrexham. Rossett is a large village located approximately seven miles to the north of Wrexham and is close to the English border. Our site is situated within Rossett Conservation Area, where several key historic features are present.
- 2.2** A host of shops, pubs, restaurants, and hairdressers can be found within the village of Rossett. All these conveniences are within walking distance of the site.
- 2.3** The site is located off Station Road, a cul-de-sac accessed off the B5445. The B5445 is within a short distance of the A483, a main dual carriageway which connects Wrexham to Chester (Northbound). Destinations such as Oswestry and Whitchurch can also be accessed in the opposing direction (Southbound). Large employment bases can be found within these destinations which provides excellent opportunities for the residents. Station road sees only small number of traffic movements per day.
- 2.4** As part of the development, parking has been indicated on the proposed site plan (Figure 1), as three spaces which is ample for a development of this nature. Turning areas have also been included within the site's boundaries to eliminate the need to reverse onto the road.
- 2.5** Excellent transport links can be found from Rossett. No. 1 bus travels to Chester From Wrexham, passing through Rossett, providing a good opportunity for non-car users. The bus stations are within a short distance of both Chester and Wrexham's train stations, where further destinations can be reached.
- 2.6** There is currently no on-site parking provisions at the property, meaning the client has to park his car on the road. As stated within 2.4 of this document, a new access and parking facilities are proposed to vastly improve the current situation.

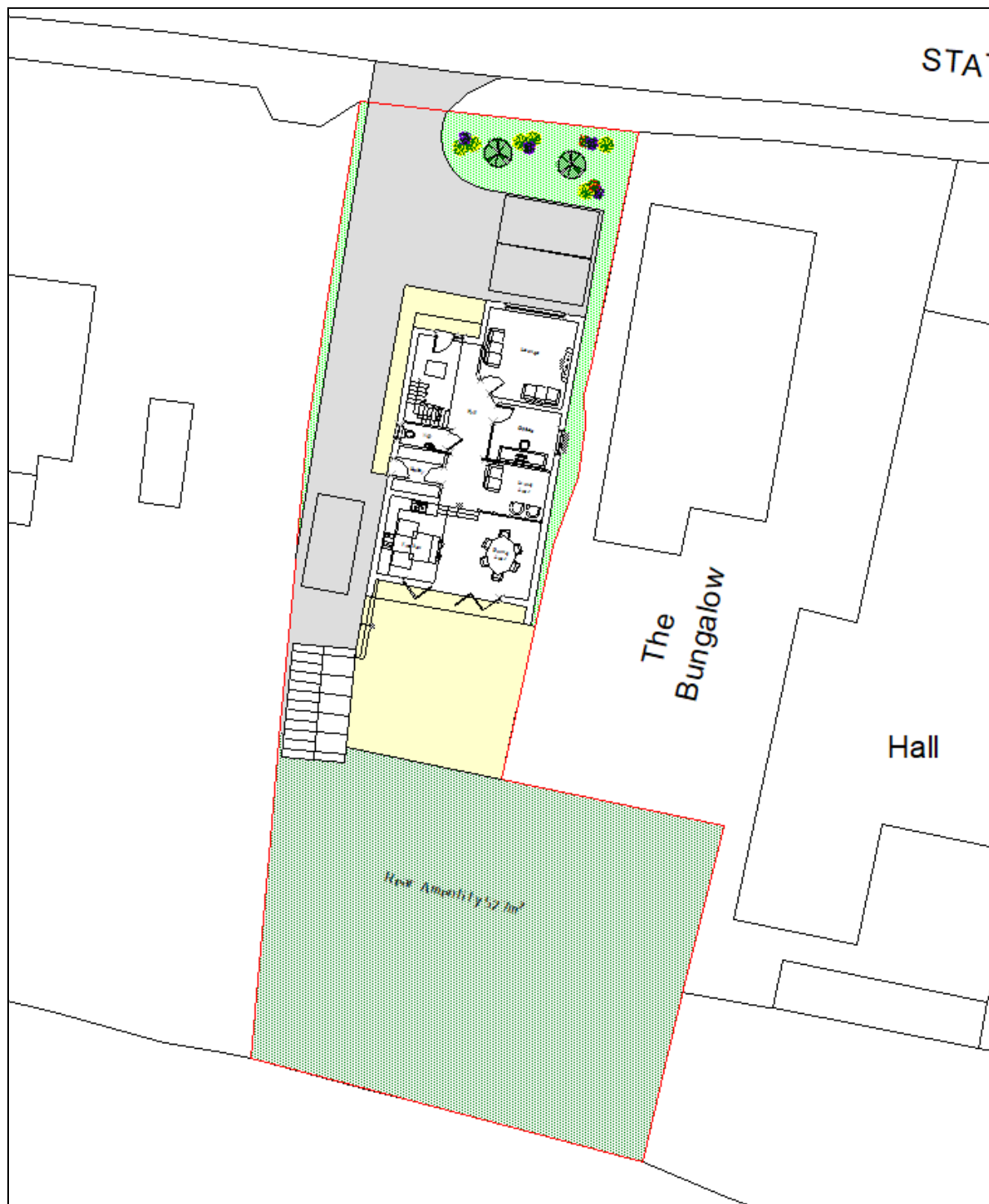


Figure 1- Proposed Site Plan

3.0 Character

- 3.1** Rossett is home to some superb architectural detail which can be seen walking through the heart of the village. The River Alyn passes through the village and is seen as an important feature to the community.
- 3.2** Several architectural periods can be seen in both Rossett and Station Road ranging from mid to 1600's to the late 1900's. A wide variety of residential dwellings can also be seen further down Station Road, ranging from single and two storey dwellings constructed from render, brickwork, and stone, with either tiled or slated roofs.
- 3.3** Several styles of windows are present on the road, from sash windows, to casement windows, to both double and single hung windows. Materials such as timber, uPVC, and aluminium can be seen on the street scene. It is our client's intention to use high quality aluminium frames due to both the pleasing aesthetics, durability, and minimal framework.
- 3.4** Within Station Road, hip roofs, dutch hips, gables, and monopitch roofs can be seen. The existing building which currently sits on the site has gable roof structures constructed of a corrugated sheeting panels.
- 3.5** Careful consideration has been made to ensure the dwelling has minimal impact on the surrounding environment. The sleek contemporary design has been developed to compliment the features within the locality. Many of the features seen in this design can be seen within Rossett, such as the conservation style windows, pitched roofs, and a blend of both brickwork and K render.
- 3.6** Directly opposite our application site is the newly renovated Beechfield property. Beechfield is a large two storey property constructed of brickwork and render, with a natural slated roof.
- 3.7** As noted within the Heritage Impact Statement; the site is currently overgrown, with hedges and trees lining the front of the property.
- 3.8** As trees and planting is seen as important features within the conservation area, it is our client's intention to provide fruit trees and planting to the front of the property to shield the building from the road which can be seen on the above figure.
- 3.9** Figure 2 shows the two neighbouring properties to the site. A mixture of gable hipped and monopitch roofs can be seen on the adjacent buildings. As similar to the area, a variety of materials have been used in the construction of the buildings including brickwork, render, and timber.



Figure 2- Adjacent properties

- 3.10** The adjacent dentist surgery has undergone front extensions in the past, with a monopitch roof projecting to the original gables of the property. This extension has managed to add architectural merit to the building, whilst maintaining its original features.

4.0 Appearance

- 4.1** The appearance of the dwelling has been developed to vastly improve the current street scene. A new dwelling constructed to a high standard would provide a more appealing outlook than the existing corrugated bungalow.
- 4.2** The external features of the property have been based around significant features within the locality. For example, we have incorporated monopitch roof structures which pitch up to a central wall. This design has been refined through the design stage to ensure a contemporary design is achieved that will best reflect the sites interest.
- 4.3** The internal layout of the property has been modelled around a modern style of living, utilising open plan Kitchen, Dining and Living Areas. A generous Lounge and Office Space has been incorporated at ground floor, with three bedrooms at first floor.
- 4.4** Fenestration provided to the dwelling will allow habitable rooms to be flooded with natural light and ensure such rooms are adequately ventilated.
- 4.5** The dwelling has been provided with a ground floor WC which is a requirement under Part M of the building regulations. The property also has a Utility room which is necessary in modern day living, providing a designated area for white goods such as a washing machine and tumble dryer.
- 4.6** A window cassette has been added to the front elevation to provide the modern aesthetics which we are looking to achieve. The window cassette would be anthracite grey to match the windows, doors and fascias.

- 4.7** We have opted for a mixture of brickwork and K-render within the design which is a feature seen on many properties within the area. Buttermilk K Render is proposed on the dwelling which would mimic the adjacent property to the north of Wynona.
- 4.8** Three internal steps have been provided between the Living and Dining areas, which accommodate the sloping ground levels of the site. It is the intention to retain the sloping feature of the site to ensure any surface water discharges away from the dwelling.
- 4.9** A detached single garage has been included which will mimic the features of the proposed dwelling. The same materials are to be as the dwelling to ensure continuity of the site.



Figure 3- Proposed Elevations

5.0 Community Safety

- 5.1** According to information available to the public there has been twelve crimes reported in the locality in August 2020. This information has been obtained from the Police website (www.police.uk).
- 5.2** There is very little reason to suggest why the addition of one residential dwelling to the locality would see an increase in these crime figures.
- 5.3** The inclusion of this development will see an increase of natural surveillance within the area, which could in turn help reduce crime figures.

6.0 Environmental Sustainability

- 6.1** The existing bungalow is of poor condition and unattractive to the locality. A new dwelling using modern construction methods would prove more sustainable and energy efficient than the existing dwelling.
- 6.2** By allowing the site to be developed; the proposed dwelling will be compliant with current building regulations thus ensuring excellent thermal values can be obtained.
- 6.3** Boilers that are to be installed to heat the dwelling must have a Sedbuk rating of at least 89%. By installing such boilers, it will help reduce the carbon footprint of the home.
- 6.4** The dwelling will be fitted with lighting outlets which take lamps of luminous efficacy of at least 40 lumens/ circuit watt. Contractors will have to ensure that the dwellings are fitted with 100% efficient light fittings.
- 6.5** The windows which are to be installed are to be set in aluminium frames which will ensure little maintenance over the coming years. Sealed double glazed units are to achieve a minimum U-value of 1.2 W/m²K.

7.0 Local and National Policies

- 7.1** The proposed residential development is compliant with policies PS1, PS2, PS3, and PS4 of the Wrexham Unitary Development Plan (UDP):

Policy PS1- *New development for housing, employment, and community services will be directed to within defined settlement limits/employment areas.*

As our proposal is utilizing an existing section of land which is within settlement limits, we are compliant with PS1.

Policy PS2- *Development must not materially detrimentally affect countryside, landscape/townscape character, open space, or the quality of the natural environment.*

Due to the nature of the site, with an existing building currently in situ, there will be no adverse effect on the countryside.

Policy PS3- *Development should use previously developed brownfield land comprising vacant, derelict or underused land in preference to the use of greenfield land, wherever possible, particularly so where greenfield land is of ecological, landscape or amenity value, or comprises agricultural land of grades 1, 2 or 3a quality.*

It was seen as the best solution would be to demolish the existing building, which is in a state of disrepair, to allow for the construction of a new family home in its place. The proposal would be utilising an existing plot of land which has previously been developed, meaning the development would be looked as sustainable.

Policy PS4- *Development should maintain the existing settlement pattern and character and be integrated with the existing transport network to help reduce the overall need to travel and encourage the use of alternatives to the car.*

With the site's location in mind, as stated within section 2.0 of this document there are a variety of means of transport within a short walking distance of the site.

7.2 Our proposal to develop this parcel of land is compliant with Policy GDP1 of the Wrexham UDP.

7.3 Due to the unattractive nature of the existing bungalow, we have proposed to demolish the building and construct the new dwelling in its place. This ensure compliance with Policy EC7:

Policy EC7- *Within, and in close proximity to, conservation areas, the priority will be to preserve and/ or enhance those buildings, structures, streets, trees, open spaces, archeological remains, views, and other elements which contribute to the unique character of the area. New buildings and alterations or additions to existing buildings in conservation areas, whether listed as of special architectural or historic interest or not, must reflect the design and character of the area as a whole and the form, scale, detailing and materials of existing buildings.*

The development has ensured the sites fundamentals are in line with those of the conservation areas, such as the external facing materials and planting schemes.

7.4 As the current bungalow is of poor condition and has gone past the state of repair, our development is compliant with Policy EC8:

Policy EC8- The demolition of any building in a conservation area will not be permitted unless, in exceptional circumstances:-

a) the building or structure is beyond reasonable repair; or

b) demolition would be a positive benefit to the conservation area's enhancement; and

c) planning permission has been granted and a legal agreement entered into for the erection of an appropriate replacement building reflecting the design and character of the conservation area.

d) the material generated from the demolition of the building will, where appropriate, be used for the construction of the replacement building or structure.

8.0 Conclusion

- 8.1** Support of this application would see an existing dilapidated bungalow be replaced with a contemporary design which would largely improve to aesthetics of the street scene.
- 8.2** Development of this parcel of land within the community will vastly improve on the current characteristics of the site, adding to the natural surveillance for the area.
- 8.3** The scale, aesthetics, positioning, and layout of the site has all been developed to ensure the development enhances the features of the conservation area. It is a vital aspect of the application to ensure we are improving the site and the conservation area
- 8.4** We feel this planning application should be looked favourably upon as we feel there are no justifiable reasons for refusal.
- 8.5** The proposal will provide a family home in the village of Rossett which is a sought-after area in the Town of Wrexham. The development will not only have a positive visual impact on the locality but will improve the parking and amenity areas within the site.

Document Prepared by:
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Rev A- 23/11/2020 Jack Felgate